



Presented by:
Nischal Ram
 Sutton Premier Realty
 Cell: 604-308-6404
 www.nischalram.com
 Realtornischal@gmail.com



Active
R2374848

Board: N
 Fourplex

9020 99 AVENUE

Fort St. John (Zone 60)
 Fort St. John - City SE
 V1J 1T1

Multifamily
\$399,000 (LP)
 (SP)



Sold Date: Frontage (feet): **60.00** Original Price: **\$469,900**
 Meas. Type: **Feet** # of Rooms: **20** Frontage (metres): **18.29**
 Depth / Size (ft.): **143** Bedrooms: **8** Approx. Year Built: **1966**
 Lot Area (sq.ft.): **8,580.00** Beds in Bsmt: **4** Age: **53**
 Flood Plain: Beds not in Bsmt: **4** Zoning: **R-2**
 Rear Yard Exp: **North** Bathrooms: **4** Gross Taxes: **\$3,876.14**
 Council Apprv?: Full Baths: **4** For Tax Year: **2019**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**
 P.I.D.: **013-184-571** Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **Community** Metered
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Torch-On**

Total Parking: Covered Parking: **1** Parking Access: **Rear**
 Parking: **Garage; Single, Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **n**

Legal: **LOT 5 BLOCK 2 SECTION 31 TOWNSHIP 83 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 8616**

Amenities: **None**

Site Influences: **Lane Access, Paved Road**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'9 x 12'10	Main	Living Room	14'9 x 12'10			x
Main	Dining Room	9'10 x 10'9	Main	Dining Room	9'10 x 10'9			x
Main	Kitchen	9'5 x 9'5	Main	Kitchen	9'5 x 9'5			x
Main	Master Bedroom	12'10 x 9'9	Main	Master Bedroom	12'10 x 9'9			x
Main	Bedroom	13'1 x 8'6	Main	Bedroom	13'1 x 8'6			x
Bsmt	Living Room	13'3 x 11'5	Bsmt	Living Room	13'3 x 11'5			x
Bsmt	Kitchen	12'7 x 8'9	Bsmt	Kitchen	12'7 x 8'9			x
Bsmt	Bedroom	8'3 x 12'4	Bsmt	Bedroom	8'3 x 12'4			x
Bsmt	Laundry	9'3 x 4'9	Bsmt	Laundry	9'3 x 4'9			x
Bsmt	Master Bedroom	10' x 12'	Bsmt	Master Bedroom	10' x 12'			x

Finished Floor (Main): 1,908	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below): 0	2 Bed Units: 4	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 1,908	3 Bed Units:	Less Op. Exp:	3	Bsmt	3	No	Pool:
Finished Floor (Total): 3,816 sq. ft.	Other Units:	Net Op. Income:	4	Bsmt	4	No	Garage Sz:
Unfinished Floor: 0	Suite:		5				Grg Dr Ht:
Grand Total: 3,816 sq. ft.	Crawl/Bsmt. Height:		6				
	Basement: Full, Fully Finished		7				
			8				

Listing Broker(s): **RE/MAX Action Realty Inc**

For the smart buyer to invest in the future, this very solid building is grand fathered to be a legal duplex, 3 or 4 plex. Uniquely designed, the main floor offers spacious two-bedroom, full-bath suites and basement with a furnished two bedroom suite with shared laundry. Unit 2 is set up for an owner offering 4 bedrooms 2 baths plus a heated garage with extra parking at rear & privacy fence (or rent the basement separately). Hot water on demand, upgraded efficient furnaces (2018), electrical meters, some windows, flooring, and paint. Torch-on roof 2013. Fenced yard, storage shed, patio areas. All appliances included, two sets of washers & dryers plus furniture in Unit 3. This building has stood the test of time and keeps on ticking. Current income is \$2670/month with 1 vacancy.