



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



**Active**  
**R2519472**

Board: V  
 Fourplex

## 9239 9241 10TH AVENUE

Burnaby East  
 The Crest  
 V3N 2T3

Multifamily  
**\$1,649,000** (LP)  
 (SP)



Sold Date:	Frontage (feet):	<b>61.00</b>	Original Price: <b>\$1,649,000</b>
Meas. Type:	# of Rooms:	<b>23</b>	Frontage (metres):
Depth / Size (ft.): <b>132</b>	Bedrooms:	<b>7</b>	Approx. Year Built: <b>1955</b>
Lot Area (sq.ft.): <b>8,052.00</b>	Beds in Bsmt:	<b>2</b>	Age: <b>65</b>
Flood Plain:	Beds not in Bsmt:	<b>5</b>	Zoning: <b>R2</b>
Rear Yard Exp:	Bathrooms:	<b>4</b>	Gross Taxes: <b>\$4,735.97</b>
Council Apprv?:	Full Baths:	<b>4</b>	For Tax Year: <b>2020</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?: <b>No</b>
	P.I.D.: <b>002-075-059</b>		Tour: <b>Virtual Tour URL</b>

View: **Yes: STUNNING SOUTHERN VIEW**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Completely**  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Electric**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric, Forced Air**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Torch-On**

Reno. Year: **2013**  
 R.I. Plumbing:  
 R.I. Fireplaces:

Metered

Total Parking: **6** Covered Parking: **6** Parking Access: **Front, Side**  
 Parking: **Open**  
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
 Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood, Laminate, Tile**  
 Sprinklers?: **No** Smoke Detectors?: **Y**  
 Bylaw Infractions?: **N**

Legal: **LOT A, PLAN NWP15838, DISTRICT LOT 13, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	13'6 x 11'1	Main	Kitchen	13'6 x 8'9	Bsmt	Living Room	12'10 x 12'5
Above	Bedroom	12'0 x 8'8	Main	Foyer	7'3 x 4'6	Bsmt	Laundry	5'11 x 5'11
Above	Living Room	12'11 x 11'1	Below	Bedroom	12'8 x 9'5	Bsmt	Utility	10'9 x 4'9
Above	Dining Room	11'1 x 7'2	Below	Living Room	12'8 x 10'5			x
Above	Kitchen	13'6 x 8'9	Below	Kitchen	9'6 x 7'0			x
Above	Foyer	4'6 x 4'2	Below	Laundry	5'11 x 5'11			x
Main	Master Bedroom	13'6 x 11'1	Bsmt	Master Bedroom	14'1 x 10'3			x
Main	Bedroom	11'11 x 8'10	Bsmt	Bedroom	9'0 x 7'9			x
Main	Living Room	13'4 x 11'1	Bsmt	Kitchen	12'1 x 7'11			x
Main	Dining Room	11'1 x 6'9	Bsmt	Dining Room	7'11 x 6'8			x

Finished Floor (Main):	<b>1,027</b>	Bachelor Units: <b>1</b>	Income as at: <b>11/23/2020</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,070</b>	1 Bed Units:		1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>440</b>	2 Bed Units: <b>3</b>	Income/annum: <b>\$67,248.00</b>	2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>879</b>	3 Bed Units:	Less Op. Exp:	3	Bsmt	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,416 sq. ft.</b>	Other Units:	Net Op. Income:	4	Below	<b>3</b>	<b>No</b>	Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>3,416 sq. ft.</b>	Basement: <b>Full</b>		7				
				8				

Listing Broker(s): **Oakwyn Realty Ltd.**

**Oakwyn Realty Ltd.**

**Gorgeous 4 unit Revenue Property with many updates and good Income on 61 x 132 Corner Lot. Unit Mix: 3- two bedroom suites & 1 large bachelor suite. Renovations to the studs in 2013 include new windows, exterior paint, electrical, H/W tank, plumbing, H/w Floors, granite countertops, undermount sinks, new appliances & cabinets. Ample 6 parking spaces and a large fenced yard. Current revenue is \$67,248 per year. Amazing investment! This is an exceptional investment property for investors, great for Owner Occupiers, and also shared ownership wanting quality accommodations & lots of mortgage help!**