



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



Active
R2416481

Board: H
 Duplex

9343-9345 CHARLES STREET

Chilliwack
 Chilliwack E Young-Yale
 V2P 5K3

Multifamily
\$939,900 (LP)
 (SP)



Sold Date:	Frontage (feet): 68.00	Original Price: \$939,900
Meas. Type:	# of Rooms: 16	Frontage (metres): 68.00
Depth / Size (ft.): 122	Bedrooms: 7	Approx. Year Built: 1972
Lot Area (sq.ft.): 8,296.00	Beds in Bsmt: 3	Age: 47
Flood Plain: Yes	Beds not in Bsmt: 4	Zoning: R1B
Rear Yard Exp:	Bathrooms: 4	Gross Taxes: \$3,401.88
Council Apprv?:	Full Baths: 4	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths: 0	Tax Inc. Utilities?: No
	P.I.D.: 005-436-435	Tour: Virtual Tour URL
View: Yes: Mountain Views		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: Community		

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely**
 # of Fireplaces: **3**
 Fireplace Fuel: **Gas - Natural, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas, Wood**
 Outdoor Area: **Balcony(s), Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Torch-On**

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

Metered

Total Parking: **8** Covered Parking: **2** Parking Access: **Front, Side**
 Parking: **Add. Parking Avail., Carport; Multiple, Visitor Parking**
 Dist. to Public Transit: **Close** Dist. to School Bus:
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 Fixtures Leased: **Yes: Telus Optic - 6 months left**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Mixed, Tile**
 Sprinklers?: **No** Smoke Detectors?: **Y**
 Bylaw Infractions?: **N**

Legal: **LOT 20, BLOCK 7, PLAN NWP40735, NEW WESTMINSTER LAND DISTRICT, DIVISION F**

Amenities:

Site Influences: **Central Location, Lane Access, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 15'	Bsmt	Living Room	11' x 13'			x
Main	Dining Room	14' x 9'	Bsmt	Dining Room	13'6" x 9'			x
Main	Kitchen	11' x 14'6"	Bsmt	Kitchen	11'6" x 9'6"			x
Main	Master Bedroom	14'6" x 11'6"	Bsmt	Master Bedroom	12' x 13'			x
Main	Bedroom	11'6" x 15'	Bsmt	Bedroom	9'6" x 14'			x
Main	Living Room	17' x 13'6"	Bsmt	Bedroom	12' x 12'			x
Main	Dining Room	11'6" x 9'6"			x			x
Main	Kitchen	14' x 7'6"			x			x
Main	Master Bedroom	13' x 13'			x			x
Main	Bedroom	10' x 11'6"			x			x

Finished Floor (Main):	2,112	Bachelor Units:	Income as at:	11/1/2019	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units: 1			1	Main	4	No	Barn:
Finished Floor (Below):	1,688	2 Bed Units: 3	Income/annum:	\$51,276.00	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	\$16,649.00	3	Bsmt	4	No	Pool:
Finished Floor (Total):	3,800 sq. ft.	Other Units:	Net Op. Income:	\$34,627.00	4	Bsmt	3	No	Garage Sz:
		Suite:			5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:			6				
Grand Total:	3,800 sq. ft.	Basement: Full			7				
					8				

Listing Broker(s): **Team 3000 Realty Ltd.**

Investor Alert! Check out this TURN-KEY REVENUE PRODUCING PROPERTY with stable long term tenants. Registered duplex currently used as FOURPLEX with city acknowledgement. FULLY RENOVATED TO HIGH STANDARDS in all four suites with easy trouble free cash flow in mind. Great big 68' x 122' corner lot with ACCESS ON 3 SIDES offers possible future DEVELOPMENT POTENTIAL in a neighborhood that currently has Row Home development applications in process nearby. This property is NOT A DRIVE BY! Significant upgrades include comprehensive interior refurbishing, furnaces, H/W tanks, torch on roof, rebuilt decks, vinyl windows, certified electrical systems & more. OVER \$100,000. INVESTED INSIDE. Plenty of parking. Call for your personal viewing! All 4 suites are rented.