



Presented by:
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Active
R2181240

Board: N
 Fourplex

9603-5-9607-9 96 STREET

Fort St. John (Zone 60)
 Fort St. John - City SE
 V1J 3N7

Multifamily

\$264,900 (LP)

(SP)



Sold Date:	Frontage (feet):	136.00	Original Price: \$399,900
Meas. Type: Feet	# of Rooms:	4	Frontage (metres): 41.45
Depth / Size (ft.): 56	Bedrooms:	2	Approx. Year Built: 9999
Lot Area (sq.ft.): 7,616.00	Beds in Bsmt:	0	Age: 999
Flood Plain:	Beds not in Bsmt:	2	Zoning: RM2
Rear Yard Exp:	Bathrooms:	1	Gross Taxes: \$2,827.32
Council Apprv?:	Full Baths:	1	For Tax Year: 2016
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 009-415-602		Tour:

View: :
 Complex / Subdiv: **Downtown**
 Services Connected: **Community, Electricity, Natural Gas, Water**

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Other**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **Open**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Dist. to School Bus:
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**
 Sprinklers?: **No**
 Smoke Detectors?: **N**
 Bylaw Infractions?: **N**

Legal: **LOT 6 BLOCK 3 SECTION 31 TOWNSHIP 83 RANGE 18 W6M PRDP 8181**

Amenities:

Site Influences: **Central Location**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	11'3 x 7'9			x			x
Main	Bedroom	8'3 x 8'			x			x
Main	Kitchen	10'5 x 7'8			x			x
Main	Living Room	12'6 x 11'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	2,035	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:	Income/annum:	2				Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total):	2,035 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
		Suite:		5				Door Height:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	2,035 sq. ft.	Basement: Crawl		7				
				8				

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

2-2-2. Two buildings on one lot. Each building has 2 units with 2 bedrooms with a potential ROI that makes good investment sense. Central location.