

Active
R2181240
 Board: N, Multifamily
 Fourplex

9603-5-9607-9 96 STREET

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

\$264,900 (LP)

(SP)



Days on Market: 155	List Date: 6/23/2017	Expiry Date: 1/25/2018
Previous Price: \$274,900	Original Price: \$399,900	Sold Date:
Meas. Type: Feet	Frontage (feet): 136.00	Frontage (metres): 41.45
Depth / Size: 56	# of Rooms: 4	Approx. Year Built: 9999
Lot Area (sq.ft.): 7,616.00	Bedrooms: 2	Age: 999
Flood Plain:	Beds in Bsmt: 0	Zoning: RM2
Rear Yard Exp:	Beds not in Bsmt: 2	Gross Taxes: \$2,827.32
If new, GST/HST inc?:	Bathrooms: 1	For Tax Year: 2016
Council Apprv?:	Full Baths: 1	Tax Inc. Utilities?: No
P.I.D.: 009-415-602	Half Baths: 0	Tour:
View:		
Complex / Subdiv: Downtown		
Services Connected: Community, Electricity, Natural Gas, Water		

Style of Home: 1 Storey	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Open		
Exterior: Vinyl	Dist. to Public Transit:		Dist. to School Bus:
Foundation: Other	Title to Land: Freehold NonStrata		
Rain Screen:	Seller's Interest: Court Ordered Sale		
Renovations:	Property Disc.: No : COURT-ORDERED SALE		
# of Fireplaces: 0	Fixtures Leased: No :		
Fireplace Fuel:	Fixtures Rmvd: No :		
Water Supply: City/Municipal	Floor Finish: Mixed		
Fuel/Heating: Forced Air, Natural Gas	Sprinklers?: No		Smoke Detectors?: No
Outdoor Area: Fenced Yard	Bylaw Infractions?: N		
Type of Roof: Asphalt			

Legal: LOT 6 BLOCK 3 SECTION 31 TOWNSHIP 83 RANGE 18 W6M PRDP 8181	<u>Municipal Charges</u>
Amenities:	Garbage:
	Water:
Site Influences: Central Location	Dyking:
Features:	Sewer:
	Other:

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				

List Broker 1: RE/MAX Action Realty Inc - Office: 250-785-5520	List Broker 2:	
List Sales Rep 1: John Alexander - Phone: 250-793-4934	soldbyjohna@gmail.com	Appointments: Phone L.R. First
List Sales Rep 2:	3:	Call: JOHN ALEXANDER
Sell Broker 1:		Phone: 250-793-4934
Sell Sales Rep 1:	2:	3:
Owner: CIBC MORTGAGES INC		
Commission: 2% ON THE FIRST \$180,000 AND 0.75% ON THE BALANCE.		
	Occupancy: Vacant	

Realtor Remarks: **Court-ordered Sale. Subject to court approval. Signed Schedule A must accompany all offers. Foundation unknown at this time. Measurements are approximate, and must be verified. Each unit approx. 530 sq ft. Property vacant and easy to view.**

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.