



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



Active
R2412550

Board: N
 Fourplex

9623 98 STREET

Fort St. John (Zone 60)
 Fort St. John - City SE
 V1J 3T2

Multifamily

\$425,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$425,000
Meas. Type: Feet	# of Rooms: 1	Frontage (metres):
Depth / Size (ft.):	Bedrooms: 0	Approx. Year Built: 1971
Lot Area (sq.ft.): 6,650.00	Beds in Bsmt: 0	Age: 48
Flood Plain:	Beds not in Bsmt: 0	Zoning: RM-2
Rear Yard Exp:	Bathrooms: 2	Gross Taxes: \$2,377.68
Council Apprv?:	Full Baths: 2	For Tax Year: 2018
If new, GST/HST inc?:	Half Baths: 0	Tax Inc. Utilities?: No
	P.I.D.: 011-358-955	Tour:
View: No		
Complex / Subdiv:		
Services Connected: Community, Electricity, Sanitary Sewer		
Sewer Type: Community		

Style of Home: **Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water**
 Outdoor Area: **None**
 Type of Roof: **Tar & Gravel**

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

Metered

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

Legal: **LOT 2 SECTION 31 TOWNSHIP 83 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 17763**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 14'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 2,000	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	Bsmt	4	No	Workshop/Shed:
Finished Floor (Basement): 2,000	3 Bed Units:	Less Op. Exp:	3				Pool:
Finished Floor (Total): 4,000 sq. ft.	Other Units:	Net Op. Income:	4				Garage Sz:
	Suite:		5				Grg Dr Ht:
Unfinished Floor: 0	Crawl/Bsmt. Height:		6				
Grand Total: 4,000 sq. ft.	Basement: Full, Fully Finished		7				
			8				

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

Centrally located within easy walking distance of all amenities. Owner-managed and maintained, this 4-plex consists of 2 units on each floor and each offers 2 bedrooms, in-suite laundry, upgraded flooring, and one unit has a newer kitchen. Landlord pays for hot-water heating (many upgrades done to the system), and basic cable. Separately metered electrical for each unit. Newer hot water tanks and pressure system. Solid building, great for a long-term investment.