



Presented by:
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Active
R2305934

Board: N
 Fourplex

9703 PEACE RIVER ROAD

Fort St. John (Zone 60)
 Fort St. John - City NE
 V1J 2S4

Multifamily
\$549,900 (LP)
 (SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$569,900
Meas. Type: Feet	# of Rooms:	20	Frontage (metres): 0.00
Depth / Size (ft.): 0	Bedrooms:	8	Approx. Year Built: 9999
Lot Area (sq.ft.): 18,095.00	Beds in Bsmt:	0	Age: 999
Flood Plain:	Beds not in Bsmt:	8	Zoning: RM2
Rear Yard Exp:	Bathrooms:	4	Gross Taxes: \$3,320.56
Council Apprv?:	Full Baths:	4	For Tax Year: 2018
If new, GST/HST inc?:	Half Baths:	0	Tax Inc. Utilities?: No
	P.I.D.: 012-631-019		Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**
 Sewer Type: **Sanitation**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

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

Metered

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

Legal: **LOT 1 SECTION 6 TOWNSHIP 84 RANGE 18 PRD PLAN 33444 EXCEPT PLAN 33655**

Amenities:

Site Influences:

Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'1 x 7'2	Main	Kitchen	9'1 x 7'2			x
Main	Dining Room	9'1 x 7'2	Main	Den	9'1 x 7'2			x
Main	Living Room	16'1 x 10'1	Main	Living Room	16'1 x 10'1			x
Main	Kitchen	9'1 x 7'2	Main	Kitchen	9'1 x 7'2			x
Main	Dining Room	9'1 x 7'2	Main	Dining Room	9'1 x 7'2			x
Main	Living Room	16'1 x 10'1	Main	Living Room	16'1 x 10'1			x
Above	Master Bedroom	16'1 x 9'6	Above	Master Bedroom	16'1 x 9'6			x
Above	Bedroom	12'1 x 11'3	Above	Bedroom	12'1 x 11'3			x
Above	Master Bedroom	16'1 x 9'6	Above	Master Bedroom	16'1 x 10'1			x
Above	Bedroom	12'1 x 11'3	Above	Bedroom	12'1 x 11'3			x

Finished Floor (Main): **1,680**
 Finished Floor (Above): **1,680**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **3,360 sq. ft.**

Unfinished Floor: **1,680**
 Grand Total: **5,040 sq. ft.**

Bachelor Units: Income as at:
 1 Bed Units:
 2 Bed Units: Income/annum:
 3 Bed Units: Less Op. Exp:
 Other Units: Net Op. Income:
 Suite:
 Crawl/Bsmt. Height:
 Basement: **Full, Partly Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Above	4	No
2	Above	4	No
3	Above	4	No
4	Above	4	No
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

Listing Broker(s): **Century 21 Energy Realty**

Calling all savvy investors looking for a turnkey investment property! This townhouse-style fourplex situated on an oversized 18,000 square foot lot in the northeast of Fort St John is a steady income-generating property with many upgrades done in recent years, including: flooring, paint, kitchen and appliances! Located in a quiet area near schools, shopping and restaurants keeps vacancy limited. Designated off-street parking; in-suite laundry; and large undeveloped basements complete the package!!