Presented by:

Nischal Ram

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Active
R2502463
Board: F
Duplex

11344-11348 89 AVENUE

N. Delta
Annieville
V4C 3G1

Multifamily
$1,599,000 (LP)
(SP) M

Sold Date:		Frontage (feet):	**76.00**	Original Price:	**$1,599,000**
Meas. Type:	**Feet**	# of Rooms:	**22**	Frontage (metres):	**23.16**
Depth / Size (ft.):	**123**	Bedrooms:	**8**	Approx. Year Built:	**1980**
Lot Area (sq.ft.):	**9,348.00**	Beds in Bsmt:	**2**	Age:	**40**
Flood Plain:		Beds not in Bsmt:	**6**	Zoning:	**RD3**
Rear Yard Exp:		Bathrooms:	**6**	Gross Taxes:	**$6,504.73**
Council Apprv?:		Full Baths:	**6**	For Tax Year:	**2020**
If new, GST/HST inc?:		Half Baths:	**0**	Tax Inc. Utilities?:	**No**
		P.I.D.:	**001-845-977**	Tour:	

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home:	**2 Storey**		
Construction:	**Concrete, Frame - Wood**		
Exterior:	**Brick**		
Foundation:	**Concrete Perimeter**		
Rain Screen:		Reno. Year:	
Renovations:		R.I. Plumbing:	
# of Fireplaces:	**4**	R.I. Fireplaces:	
Fireplace Fuel:	**Wood**		
Water Supply:	**City/Municipal**	Metered	
Fuel/Heating:	**Baseboard, Natural Gas**		
Outdoor Area:	**Sundeck(s)**		
Type of Roof:	**Tile - Concrete**		

Total Parking:	Covered Parking:	Parking Access:	
Parking:	**Garage; Single, Other**		
Dist. to Public Transit:		Dist. to School Bus:	
Title to Land:	**Freehold Strata**		
Property Disc.:	**Yes**		
Fixtures Leased:	**No :**		
Fixtures Rmvd:	**No :**		
Floor Finish:			
Sprinklers?:	**No**	Smoke Detectors?:	**N**
Bylaw Infractions?:	**N**		

Legal: **STRATA LOT 1 & 2, PLAN NWS1583, DISTRICT LOT 440, GROUP 2, PID:001-845-985**

Amenities: **None**

Site Influences:
Features: **Clothes Dryer, Clothes Washer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	**Living Room**	**16' x 14'**	**Bsmt**	**Laundry**	**10' x 6'**	**Bsmt**	**Bedroom**	**11'11 x 10'10**
Main	**Dining Room**	**12' x 10'**	**Main**	**Living Room**	**16' x 14'**	**Bsmt**	**Laundry**	**10' x 6'**
Main	**Kitchen**	**17' x 11'**	**Main**	**Dining Room**	**12' x 10'**			**x**
Main	**Master Bedroom**	**14' x 12'6**	**Main**	**Kitchen**	**17' x 11'**			**x**
Main	**Bedroom**	**12'6 x 9'6**	**Main**	**Master Bedroom**	**14' x 12'**			**x**
Main	**Bedroom**	**12'6 x 9'6**	**Main**	**Bedroom**	**12' x 9'**			**x**
Bsmt	**Living Room**	**16' x 14'**	**Main**	**Bedroom**	**12' x 11'**			**x**
Bsmt	**Dining Room**	**12' x 10'**	**Bsmt**	**Living Room**	**23' x 14'2**			**x**
Bsmt	**Kitchen**	**17' x 11'**	**Bsmt**	**Kitchen**	**14' x 12'**			**x**
Bsmt	**Bedroom**	**14' x 12'6**	**Bsmt**	**Dining Room**	**14' x 6'8**			**x**

Finished Floor (Main):	**2,700**	Bachelor Units:	Income as at:
Finished Floor (Above):	**0**	1 Bed Units:	
Finished Floor (Below):	**0**	2 Bed Units:	Income/annum:
Finished Floor (Basement):	**2,400**	3 Bed Units:	Less Op. Exp:
Finished Floor (Total):	**5,100 sq. ft.**	Other Units:	Net Op. Income:
		Suite:	
Unfinished Floor:	**0**	Crawl/Bsmt. Height:	
Grand Total:	**5,100 sq. ft.**	Basement:	**Full, Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**3**	**Yes**
2	**Main**	**4**	**No**
3	**Bsmt**	**4**	**No**
4	**Main**	**3**	**Yes**
5	**Main**	**4**	**No**
6	**Bsmt**	**4**	**No**
7			
8			

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

Listing Broker(s): **RA Realty Alliance Inc.** **RA Realty Alliance Inc.**

Excellent opportunity to own an investment property generating revenue over $5600 per month. This well maintained side by side duplex has 4 units that are currently rented. Hot water tanks and boilers are approx. 2 years old. Property located in a desirable neighbourhood. Minutes to Alex Fraser, Patullo bridge, shopping, restaurants and transportation. Close to Gibson Elementary and Delview Secondary schools.

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.