



Presented by:

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**Active****R2193644**

Board: H

Duplex

534 536 6TH AVENUE

Hope

Hope Center

VOX 1L0

Multifamily

\$299,900 (LP)(SP) **M**Original Price: **\$329,900**

Sold Date:

Approx Yr Built: **1953**Fixtures Leased: **No**Age at List Date: **64**Zoning: **RS-1**Taxes: **\$1,969.64**Annual Inc: **\$11,700.00**For Tax Year: **2016**Oper. Exp: **\$3,380.00**Dwelling Type: **Duplex**Net Oper. Inc: **\$8,320.00**Lot SqFt: **7,200.00**Covered Prkng: **1**Frontage: **60.00**Total Prkng: **5**Depth: **120/0.17 AC**Pkg Facilities: **Garage; Single****Floor Area (sq. ft.)**

Main Floor:	850
Above:	0
Below:	0
Basement:	0
Unfinished:	0
Total:	850

Bedrooms:	2
Bathrooms:	2
Full Baths:	2
Half Baths:	0
# of Kitchens:	2
Total Rooms:	6
Finished Levels:	1
Fireplaces:	0
Meas. Type:	Feet
Exposure:	
Flood Plain:	No
# Bach:	
# 1 BR:	2
# 2 BR:	
# 3 BR:	
# Other:	

Style of Home: **Rancher/Bungalow**Basement Style: **Crawl**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Baseboard, Electric**Exterior: **Wood**Fireplace Fuel: **None**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL KAP5574 LT 4 LD 59 SEC 16 TWP 5 RNG 26 MER 6 MERIDIAN W6.**Amenities: **None**Site Infl: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**Features: **Drapes/Window Coverings, Refrigerator, Stove**List Broker 1: **RE/MAX Nyda Realty (Hope)**List Broker 2: **RE/MAX Nyda Realty (Hope)**P.I.D.: **010-292-365**

Investment property centrally located close to schools and shopping. This duplex has two 1 bedroom units both currently rented with good tenants. Appliances are included, the 60' x 120' yard is fenced and has a 21' x 21' detached garage out back. The garage is currently used by the home owner but could be rented out to one of the tenants for additional income.

Active**R2155609**

Board: V

Duplex

257 MALIVIEW DRIVE

Islands-Van. & Gulf

Salt Spring Island

V8K 1B8

Multifamily

\$329,000 (LP)(SP) **M**Original Price: **\$425,000**

Sold Date:

Approx Yr Built: **9999**Fixtures Leased: **No**Age at List Date: **999**Zoning: **R**Taxes: **\$2,335.00**Annual Inc: For Tax Year: **2016**Oper. Exp: Dwelling Type: **Duplex**Net Oper. Inc: Lot SqFt: **0.00**Covered Prkng: Frontage: Total Prkng: Depth: Pkg Facilities: **Open****Floor Area (sq. ft.)**

Main Floor:	1,080
Above:	0
Below:	1,080
Basement:	0
Unfinished:	0
Total:	2,160

Bedrooms:	4
Bathrooms:	4
Full Baths:	4
Half Baths:	0
# of Kitchens:	2
Total Rooms:	12
Finished Levels:	2
Fireplaces:	0
Meas. Type:	Feet
Exposure:	
Flood Plain:	No
# Bach:	
# 1 BR:	
# 2 BR:	
# 3 BR:	
# Other:	

Style of Home: **2 Storey**Basement Style: **Partly Finished**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Baseboard, Electric**Exterior: **Wood**Fireplace Fuel: Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **LT 66 SEC 14 RNG 1 NORTH NSSI COWICHAN DISTRICT PL 25024**Amenities: Site Infl: **Cleared, Paved Road, Rural Setting**Features: **Other - See Remarks**List Broker 1: **Sea to Sky Premier Properties**List Broker 2: P.I.D.: **002-862-344**

Duplex residential zoned, opportunity located Maliview Drive neighbourhood, on special Salt Spring Island. On community water system & sanitation sewer. Approximate 1/2+ acre of land, close to ocean beach w/walking access, ample parking. Duplex zoned currently one tenant rents entire building. (4 bdrm/4 bath, 2,160 sq ft, total finished floor area, with bi-level entry.) On bus route and on community water & sewer. Bring your ideas. Contact listing agent for more information & appointment to view.



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**Active****R2202641**

Board: H

Duplex

9287 ARMITAGE STREET

Chilliwack

Chilliwack E Young-Yale

V2P 5Y3

Multifamily

\$679,000 (LP)(SP) **M**Original Price: **\$679,000**

Sold Date:

Approx Yr Built: **1960**Fixtures Leased: **No**Age at List Date: **57**Zoning: **R1B**Taxes: **\$2,356.51**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **8,140.00**Covered Prkng: **1**Frontage: **74.00**

Total Prkng:

Depth: **110**Pkg Facilities: **Carport; Single****Floor Area (sq. ft.)**Main Floor: **1,500**Above: **0**Below: **0**Basement: **0**Unfinished: **0**Total: **1,500**Bedrooms: **4**Bathrooms: **2**Full Baths: **2**Half Baths: **0**# of Kitchens: **2**Total Rooms: **12**Finished Levels: **1**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	14' x 10'4"
MN	Dining Room	11' x 9'
MN	Kitchen	9' x 7'5"
MN	Bedroom	10'9' x 10'6"
MN	Bedroom	10'6' x 8'5"
MN	Laundry	8'6' x 6'
MN	Living Room	14' x 10'4"
MN	Dining Room	11' x 9'
MN	Kitchen	9' x 7'5"
MN	Bedroom	10'9' x 10'6"

Style of Home: **1 Storey**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air**Exterior: **Wood**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **No**Legal: **PL NWP16373 LT 5 DL 333 LD 36 GROUP 2.**

Amenities:

Site Infl:

Features:

List Broker 1: **RE/MAX Little Oak Realty (Abbotsford)**

List Broker 2:

P.I.D.: **010-167-633**

Great investment property, side by side rancher duplex. Private back yard, with fully fenced. 8,140 sq. ft. lot. Only 3 years old roof, currently rented for \$2700 per month. Great rental income.

Active**R2198625**

Board: H

Duplex

46547 BRICE ROAD

Chilliwack

Fairfield Island

V2P 3V6

Multifamily

\$749,900 (LP)(SP) **M**Original Price: **\$749,900**

Sold Date:

Approx Yr Built: **1976**Fixtures Leased: **No**Age at List Date: **41**Zoning: **R1B**Taxes: **\$3,620.43**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **0.00**Covered Prkng: **2**Frontage: **73.00**Total Prkng: **8**Depth: **200**Pkg Facilities: **Carport; Multiple****Floor Area (sq. ft.)**Main Floor: **2**Above: **2,112**Below: **1,600**Basement: **0**Unfinished: **312**Total: **4,026**Bedrooms: **5**Bathrooms: **2**Full Baths: **1**Half Baths: **1**# of Kitchens: **1**Total Rooms: **9**Finished Levels: **2**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain: **Yes**

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Bedroom	10' x 14'
MN	Bedroom	8' x 10'
MN	Master Bedroom	12' x 10'
MN	Living Room	13' x 25'
MN	Kitchen	9' x 17'
BLW	Bedroom	16' x 10'
BLW	Bedroom	10' x 8'
BLW	Recreation	12' x 33'
BLW	Laundry	9' x 9'
		x

Style of Home: **Basement Entry**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Electric, Forced Air,**Exterior: **Mixed**Fireplace Fuel: **None**Type of Roof: **Torch-On**Property Discl?: **No**Legal: **PL NWP48768 LT 369 DL 385 LD 36 GROUP 2.**Amenities: **None**Site Infl: **Central Location, Recreation Nearby**

Features:

List Broker 1: **Select Real Estate**

List Broker 2:

P.I.D.: **006-289-070**

First time on the market since 1976. You don't see many of these, a legal duplex on a .34 acre on Fairfield Island. This is a great holding property. The rent can help pay the mortgage with the .34 of an acre climbs in value over the years. Long term tenants would love to stay. Call today to book your private viewing.



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Active
R2192127

Board: F
Duplex

31889 OAK AVENUE

Abbotsford
Abbotsford West
V2T 1J2

Multifamily
\$759,700 (LP)
(SP) **M**



NO IMAGE
AVAILABLE

Original Price: \$759,700	Sold Date:	Floor Area (sq. ft.)	Bedrooms: 6
Approx Yr Built: 1959	Fixtures Leased: No	Main Floor: 1,852	Bathrooms: 2
Age at List Date: 58	Zoning: RS4	Above: 0	Full Baths: 2
Taxes: \$3,103.00	Annual Inc:	Below: 0	Half Baths: 0
For Tax Year: 2017	Oper. Exp:	Basement: 0	# of Kitchens: 2
Dwelling Type: Duplex	Net Oper. Inc:	Unfinished: 0	Total Rooms: 10
Lot SqFt: 7,956.00	Covered Prkng:	Total: 1,852	Finished Levels: 1
Frontage: 68.00	Total Prkng: 4		Fireplaces: 0
Depth: 117	Pkg Facilities: Open		Meas. Type: Feet
Style of Home: Rancher/Bungalow	Basement Style: None		Exposure: Feet
Construction: Frame - Wood	Water Supply: City/Municipal		Flood Plain: No
Foundation: Concrete Perimeter	Heat / Fuel: Forced Air		# Bach:
Exterior: Mixed	Fireplace Fuel: None		# 1 BR:
Type of Roof: Asphalt	Property Discl?: Yes		# 2 BR:
Legal: PL NWP20199 LT 51 LD 36 SEC 18 TWP 16 PART NE 1/4.			# 3 BR:
Amenities: None			# Other:
Site Infl: Central Location, Recreation Nearby, Shopping Nearby			
Features:			
List Broker 1: Landmark Realty Corp.			
List Broker 2:			

P.I.D.: **008-672-687**

Huge Corner Lot- A Rare find! Side by side Rancher style duplex on a corner lot in West Abbotsford. It has 3 bedrooms/ 1 bathroom on each side and a fenced backyard. Close to schools, shopping, recreation, parks, malls and easy access to freeway. Call to view now!

Active
R2176157

Board: F
Duplex

14032-14034 103 AVENUE

North Surrey
Whalley
V3T 1S2

Multifamily
\$799,000 (LP)
(SP) **M**



Original Price: \$799,000	Sold Date:	Floor Area (sq. ft.)	Bedrooms: 4
Approx Yr Built: 9999	Fixtures Leased: No	Main Floor: 1,480	Bathrooms: 2
Age at List Date: 999	Zoning: RF	Above: 0	Full Baths: 2
Taxes: \$3,112.79	Annual Inc:	Below: 0	Half Baths: 0
For Tax Year: 2017	Oper. Exp:	Basement: 0	# of Kitchens: 2
Dwelling Type: Duplex	Net Oper. Inc:	Unfinished: 0	Total Rooms: 12
Lot SqFt: 9,283.00	Covered Prkng:	Total: 1,480	Finished Levels: 1
Frontage: 71.00	Total Prkng: 4		Fireplaces: 0
Depth: 130	Pkg Facilities: Open		Meas. Type: Feet
Style of Home: 1 Storey, Rancher/Bungalow	Basement Style: Crawl, None		Exposure: Feet
Construction: Frame - Wood	Water Supply: City/Municipal		Flood Plain: No
Foundation: Concrete Perimeter	Heat / Fuel: Forced Air, Natural Gas		# Bach:
Exterior: Mixed, Vinyl	Fireplace Fuel: None		# 1 BR:
Type of Roof: Asphalt	Property Discl?: Yes		# 2 BR:
Legal: PL 13745 LT 10 BLK 6 LD 36 SEC 25 RNG 2			# 3 BR:
Amenities: None			# Other:
Site Infl: Central Location, Recreation Nearby, Shopping Nearby			
Features: ClthWsh/Dryr/Frdg/Stve/DW			
List Broker 1: Century 21 Coastal Realty (Surrey) Ltd.			
List Broker 2:			

P.I.D.: **009-862-242**

Non-Confirming side by side Rancher type Duplex, 2 bedrooms on each side & rented to good tenants for \$1750.00 a month, Close to the Sky-Train & City Center and new Hospital and RCMP headquarter. Good Investment Property. Drive by first and both sides are Tenants occupied. 24 Hours notice required 71x130 Lot 9283 S.F. Good Idea if two Parties can buy together better than townhouse. Live side by side.



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**Active**
R2198807Board: F
Duplex**14306-14308 MELROSE DRIVE**

North Surrey

Bolivar Heights

V3R 5R4

Multifamily

\$838,880 (LP)(SP) **M**Original Price: **\$838,880**

Sold Date:

Approx Yr Built: **9999**Fixtures Leased: **No**Age at List Date: **999**

Zoning:

Taxes: **\$3,385.74**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **11,607.00**Covered Prkng: **0**Frontage: **70.00**Total Prkng: **6**Depth: **157x157x77**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **1,609**Above: **0**Below: **0**Basement: **0**Unfinished: **0**Total: **1,609**Bedrooms: **4**Bathrooms: **2**Full Baths: **2**Half Baths: **0**# of Kitchens: **2**Total Rooms: **11**Finished Levels: **1**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR: **2**

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	15' x 11'
MN	Kitchen	18'10 x 13'9
MN	Bedroom	13'2 x 10'2
MN	Bedroom	13' x 11'
MN	Laundry	5' x 5'
MN	Utility	8'2 x 7'8
MN	Living Room	15'6 x 11'3
MN	Kitchen	13' x 11'
MN	Bedroom	11'6 x 10'
MN	Bedroom	11'6 x 7'6

Style of Home: **Rancher/Bungalow**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Natural Gas**Exterior: **Wood**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **No**Legal: **LT.21 BLK.126 TWP.PM PL.16228**Amenities: **None**Site Infl: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

List Broker 1: **Royal LePage Brent Roberts Realty**

List Broker 2:

P.I.D.: **010-165-436**

Side-by-side rancher style DUPLEX, legal but non-conforming, on HUGE 11,607 square foot lot on quiet street in Bolivar Heights. Developing area of new homes nearby. Great investment till you can build your dream home.

Active
R2189437Board: V
Other**5681 WHARF AVENUE**

Sunshine Coast

Sechelt District

V0N 3A0

Multifamily

\$949,900 (LP)(SP) **M**Original Price: **\$949,900**

Sold Date:

Approx Yr Built: **9999**Fixtures Leased: **No**Age at List Date: **999**Zoning: **R2**Taxes: **\$8,358.42**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Other**

Net Oper. Inc:

Lot SqFt: **15,774.00**

Covered Prkng:

Frontage: **120.00**Total Prkng: **12**Depth: **130**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **3,730**Above: **0**Below: **0**Basement: **0**Unfinished: **0**Total: **3,730**Bedrooms: **1**Bathrooms: **1**Full Baths: **1**Half Baths: **0**# of Kitchens: **1**Total Rooms: **3**Finished Levels: **1**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Kitchen	12'9 x 9'10
MN	Living Room	13'5 x 13'6
MN	Bedroom	9'9 x 9'11
		x
		x
		x
		x
		x
		x

Style of Home: **1 Storey**Basement Style: **Crawl**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Block**Heat / Fuel: **Baseboard, Electric**Exterior: **Wood**

Fireplace Fuel:

Type of Roof: **Torch-On**Property Discl?: **Yes**Legal: **LOT A, BLOCK G, PLAN 10030, DL 304, LD 36**

Amenities:

Site Infl:

Features:

List Broker 1: **Sutton Grp-West Coast Realty**List Broker 2: **Sutton Grp-West Coast Realty**P.I.D.: **006-224-628**



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**Active****R2178147**

Board: F
Duplex

13191 103A AVENUE

North Surrey
Whalley
V3T 1S4

Multifamily
\$975,000 (LP)
(SP) **M**

Original Price: **\$975,000**

Sold Date:

Approx Yr Built: **1958**Fixtures Leased: **No**Age at List Date: **59**Zoning: **SF**Taxes: **\$3,808.84**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **9,000.00**Covered Prkng: **2**Frontage: **74.98**Total Prkng: **6**Depth: **119.98**Pkg Facilities: **Carport; Single, Open, RV Parking Avail.****Floor Area (sq. ft.)**

Main Floor: **2,000**
Above: **0**
Below: **0**
Basement: **0**
Unfinished: **0**
Total: **2,000**

Bedrooms: **4**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
of Kitchens: **2**
Total Rooms: **12**
Finished Levels: **1**
Fireplaces: **0**
Meas. Type: **Feet**
Exposure:
Flood Plain: **No**
Bach:
1 BR:
2 BR:
3 BR:
Other:

Style of Home: **Rancher/Bungalow**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Electric**Exterior: **Other**Fireplace Fuel: **None**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL 18220 LT 3 BLK 5N LD 36 SEC 28 RNG 2W**Amenities: **None**Site Infl: **Central Location, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **Sutton Premier Realty**

List Broker 2:

P.I.D.: **008-352-755**

Floor	Type	Dimensions
MN	Living Room	13' x 16'
MN	Dining Room	9' x 10'
MN	Kitchen	11' x 14'
MN	Bedroom	9' x 10'
MN	Bedroom	9' x 10'
MN	Utility	4'5' x 10'
MN	Living Room	13' x 16'
MN	Dining Room	9' x 10'
MN	Kitchen	11' x 14'
MN	Bedroom	10' x 10'

INVESTOR ALERT!!! Side-by-side FULL Duplex on a HUGE 9,000 sq.ft. lot ! This duplex has 2 beds/1 bath on each side and is a great investment property with future potential to be sub-divided into 2 lots....hold now and collect the rent and wait for the city of Surrey to transform!

Active**R2208349**

Board: F
Duplex

20763 39A AVENUE

Langley
Brookwood Langley
V3A 4Z3

Multifamily
\$988,800 (LP)
(SP) **M**

Original Price: **\$988,800**

Sold Date:

Approx Yr Built: **1972**Fixtures Leased: **No**Age at List Date: **45**Zoning: **R-E1**Taxes: **\$4,930.00**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **10,988.65**Covered Prkng: **2**Frontage: **81.70**Total Prkng: **10**Depth: **134.59(1/4ac)**Pkg Facilities: **Carport; Single, RV Parking Avail.****Floor Area (sq. ft.)**

Main Floor: **2,085**
Above: **0**
Below: **0**
Basement: **1,744**
Unfinished: **0**
Total: **3,829**

Bedrooms: **8**
Bathrooms: **4**
Full Baths: **4**
Half Baths: **0**
of Kitchens: **2**
Total Rooms: **20**
Finished Levels: **2**
Fireplaces: **4**
Meas. Type: **Feet**
Exposure:
Flood Plain: **No**
Bach:
1 BR:
2 BR:
3 BR:
Other:

Style of Home: **Basement Entry**Basement Style: **Fully Finished, Part,**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Mixed**Fireplace Fuel: **Wood**Type of Roof: **Other**Property Discl?: **No**Legal: **PL NWP40861 LT 129 LD 36 SEC 26 TWP 7 PART NE 1/4.**Amenities: **Garden, In Suite Laundry**Site Infl: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**Features: **Refrigerator, Stove, Vaulted Ceiling**List Broker 1: **Royal LePage - Wolstencroft**

List Broker 2:

P.I.D.: **005-833-175**

Floor	Type	Dimensions
MN	Living Room	17' x 12'
MN	Dining Room	12' x 9'
MN	Kitchen	10'6' x 8'6'
MN	Master Bedroom	14' x 10'6'
MN	Bedroom	10'6' x 8'6'
MN	Bedroom	10' x 8'
BST	Recreation	25' x 12'6'
BST	Hobby Room	10' x 8'
BST	Bedroom	14' x 12'
BST	Laundry	10'6' x 7'

RARE FIND! LARGE 3829 sq/ft side by side DUPLEX in an excellent Brookwood neighbourhood on a 1/4 acre lot. Rental income \$3,300 month. Great tenants would like to stay. Both units are bright and spacious open plans with 4 bedrooms, 2 bathrooms & a den. In suite laundry, vaulted ceilings & 2 fireplaces. Fenced yard and loads of parking. Very quiet street. Walk to schools, transit, shops and parks. Don't wait - Call now.



Presented by:

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**Active****R2177539**

Board: V

Duplex

3676-3678 ST. THOMAS STREET

Port Coquitlam

Lincoln Park PQ

V3B 2Y8

Multifamily

\$990,000 (LP)

(SP)

Original Price: **\$990,000**

Sold Date:

Approx Yr Built: **1972**Fixtures Leased: **No**Age at List Date: **45**Zoning: **RD**Taxes: **\$4,541.02**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **8,192.00**Covered Prkng: **2**Frontage: **67.15**Total Prkng: **6**Depth: **122**Pkg Facilities: **Add. Parking Avail., Carport; Single****Floor Area (sq. ft.)**Main Floor: **1,523**Above: **828**Below: **0**Basement: **0**Unfinished: **0**Total: **2,351**Bedrooms: **4**Bathrooms: **2**Full Baths: **2**Half Baths: **0**# of Kitchens: **2**Total Rooms: **12**Finished Levels: **2**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Master Bedroom	13'5 x 9'3
MN	Bedroom	13'8 x 8'7
MN	Kitchen	10' x 12'
MN	Living Room	13'8 x 13'5
MN	Laundry	12'6 x 6'9
MN	Recreation	14'2 x 13'6
ABV	Master Bedroom	13'5 x 9'3
ABV	Bedroom	13'8 x 8'7
ABV	Kitchen	10' x 12'
ABV	Living Room	13'8 x 13'5

Style of Home: **2 Storey**Basement Style: **None**Construction: **Concrete**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Mixed**

Fireplace Fuel:

Type of Roof: **Torch-On**Property Discl?: **Yes**Legal: **PL NWP19853 LT 68 LD 36 SEC 6 TWP 40**

Amenities:

Site Infl: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby, Treed**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**List Broker 1: **Royal Pacific Tri-Cities Rlty**List Broker 2: **Royal Pacific Tri-Cities Rlty**P.I.D.: **010-576-118**

Attention Builders and Investors! Beautiful side by side duplex. Located on a large lot (8192 sqft). One side is newly renovated with new floor, new deck and new paint. Both sides upgraded with new window, and doors. Newer roof with warranty. Great long term month to month. Tenants would like to stay. Close to schools, park trails. Fremont shopping Village and all transits. Please call for private showing. It won't last long!

Active**R2212142**

Board: F

Duplex

9575-9577 118 STREET

N. Delta

Annieville

V4C 6J6

Multifamily

\$999,000 (LP)

(SP)

Original Price: **\$999,000**

Sold Date:

Approx Yr Built: **1969**Fixtures Leased: **No**Age at List Date: **48**Zoning: **RM1**Taxes: **\$3,356.00**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **9,163.00**Covered Prkng: **3**Frontage: **110.00**Total Prkng: **5**Depth: **83.3**Pkg Facilities: **Carport; Multiple****Floor Area (sq. ft.)**Main Floor: **1,101**Above: **814**Below: **824**Basement: **0**Unfinished: **0**Total: **2,739**Bedrooms: **6**Bathrooms: **4**Full Baths: **4**Half Baths: **0**# of Kitchens: **2**Total Rooms: **13**Finished Levels: **3**Fireplaces: **1**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Kitchen	13'2 x 9'
MN	Kitchen	13'7 x 9'3
MN	Dining Room	8'1 x 9'3
MN	Living Room	21'8 x 13'9
MN	Living Room	21'11 x 13'7
ABV	Bedroom	12'2 x 9'8
ABV	Bedroom	12'2 x 9'4
ABV	Bedroom	12'2 x 9'8
ABV	Bedroom	12'2 x 9'4
BLW	Bedroom	12' x 10'

Style of Home: **3 Level Split**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air**Exterior: **Mixed**Fireplace Fuel: **Wood**Type of Roof: **Torch-On**Property Discl?: **Yes**Legal: **PL 33629 LT 279 LD 36 SEC 36 TWP 4**

Amenities:

Site Infl:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Refrigerator, Stove**List Broker 1: **Sutton Premier Realty**List Broker 2: **Nationwide Real Estate Agents**P.I.D.: **006-890-628**

Large 83.3 x 110 ft Corner lot. Potential to sub-divide into 2 separate lots to be verified from city of Delta. Great Development opportunity! This 3 level split Duplex comes with 6 Bedrooms and 4 Bathrooms, 3 bed and 2 baths on each side. Each unit comes with it's own furnace, laundry room and hot water tank.



Presented by:

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Active
R2200478
 Board: V
 Duplex

9611 NO 3 ROAD

Richmond

Broadmoor

V7A 1W2

Multifamily
\$999,999 (LP)
 (SP) **M**



Original Price: **\$999,999**
 Approx Yr Built: **1976**
 Age at List Date: **41**
 Taxes: **\$3,208.89**
 For Tax Year: **2017**
 Dwelling Type: **Duplex**
 Lot SqFt: **5,721.82**
 Frontage: **2,730.00**
 Depth: **153.41**

Sold Date:

Fixtures Leased: **No**
 Zoning: **DUPLEX**
 Annual Inc:
 Oper. Exp:
 Net Oper. Inc:
 Covered Prkng:
 Total Prkng:
 Pkg Facilities: **Add. Parking Avail., Open, RV Parking**

Floor Area (sq. ft.)

Main Floor: **2,400**
 Above: **0**
 Below: **0**
 Basement: **0**
 Unfinished: **0**
 Total: **2,400**

Bedrooms: **5**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 # of Kitchens: **2**
 Total Rooms: **10**
 Finished Levels: **2**
 Fireplaces: **2**
 Meas. Type: **Feet**
 Exposure:
 Flood Plain:
 # Bach:
 # 1 BR:
 # 2 BR:
 # 3 BR:
 # Other:

Floor	Type	Dimensions
ABV	Living Room	19' x 13'
ABV	Dining Room	13' x 9'
ABV	Kitchen	11' x 8'
ABV	Master Bedroom	13' x 12'
ABV	Bedroom	12' x 9'
ABV	Bedroom	12' x 9'
BLW	Family Room	18' x 11'
BLW	Kitchen	11' x 8'
BLW	Bedroom	11' x 11'
BLW	Bedroom	11' x 7'

Style of Home: **2 Storey**Construction: **Frame - Wood**Foundation: **Concrete Perimeter**Exterior: **Stucco, Wood**Type of Roof: **Asphalt**Basement Style: **None**Water Supply: **City/Municipal**Heat / Fuel: **Natural Gas**Fireplace Fuel: **Wood**Property Discl?: **Yes**Legal: **PL NWS3084 LT 1 BLK 4N LD 36 SEC 29 RNG 6W**

Amenities:

Site Infl:

Features:

List Broker 1: **New Coast Realty**

List Broker 2:

P.I.D.: **014-978-873**

Investor and builders alert! Prime Broadmoor area! Redevelopment potential with adjacent lots (4 units of duplexes). Sell together with 9613 No. 3 road. Central location and Steveston London school catchment. Over 10,000 sqft lot, great profit for future. Rarely opportunity, won't last long.

Active
R2200508
 Board: V
 Duplex

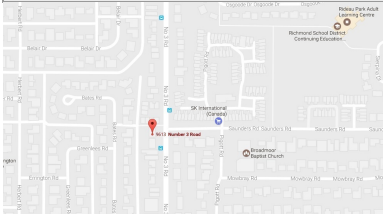
9613 NO 3 ROAD

Richmond

Broadmoor

V7A 1W2

Multifamily
\$999,999 (LP)
 (SP) **M**



Original Price: **\$999,999**
 Approx Yr Built: **1976**
 Age at List Date: **41**
 Taxes: **\$3,208.89**
 For Tax Year: **2017**
 Dwelling Type: **Duplex**
 Lot SqFt: **5,721.82**
 Frontage: **37.30**
 Depth: **153.41**

Sold Date:

Fixtures Leased: **No**
 Zoning: **DUPLEX**
 Annual Inc:
 Oper. Exp:
 Net Oper. Inc:
 Covered Prkng:
 Total Prkng:
 Pkg Facilities: **Add. Parking Avail., Open, RV Parking**

Floor Area (sq. ft.)

Main Floor: **2,400**
 Above: **0**
 Below: **0**
 Basement: **0**
 Unfinished: **0**
 Total: **2,400**

Bedrooms: **5**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 # of Kitchens: **2**
 Total Rooms: **10**
 Finished Levels: **2**
 Fireplaces: **2**
 Meas. Type: **Feet**
 Exposure:
 Flood Plain:
 # Bach:
 # 1 BR:
 # 2 BR:
 # 3 BR:
 # Other:

Floor	Type	Dimensions
ABV	Living Room	19' x 13'
ABV	Dining Room	13' x 9'
ABV	Kitchen	11' x 8'
ABV	Master Bedroom	13' x 12'
ABV	Bedroom	12' x 9'
ABV	Bedroom	12' x 9'
BLW	Family Room	18' x 11'
BLW	Kitchen	11' x 8'
BLW	Bedroom	11' x 11'
BLW	Bedroom	11' x 7'

Style of Home: **2 Storey**Construction: **Frame - Wood**Foundation: **Concrete Perimeter**Exterior: **Stucco, Wood**Type of Roof: **Asphalt**Basement Style: **None**Water Supply: **City/Municipal**Heat / Fuel: **Natural Gas**Fireplace Fuel: **Wood**Property Discl?: **Yes**Legal: **PL NWS3084 LT 2 BLK 4N LD 36 SEC 29 RNG 6W**

Amenities:

Site Infl:

Features:

List Broker 1: **New Coast Realty**

List Broker 2:

P.I.D.: **014-978-881**

Investor and builders alert! Prime Broadmoor area! Redevelopment potential with adjacent lots (4 units of duplexes). Sell together with 9611 No. 3. Central location and Steveston London school catchment. Over 10,000 sqft lot, great profit for future. Rarely opportunity, won't last long.



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**Active****R2196529**

Board: F

Duplex

7061-7063 140 STREET

Surrey

East Newton

V3W 6R7

Multifamily

\$1,049,000 (LP)

(SP)

Original Price: **\$1,049,000**

Sold Date:

Approx Yr Built: **1977**Fixtures Leased: **No**Age at List Date: **40**Zoning: **RM-D**Taxes: **\$3,517.69**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **10,047.00**Covered Prkng: **1**Frontage: **80.00**Total Prkng: **5**Depth: **125**Pkg Facilities: **Carport; Single****Floor Area (sq. ft.)**Main Floor: **1,080**Above: **1,080**Below: **0**Basement: **0**Unfinished: **0**Total: **2,160**Bedrooms: **6**Bathrooms: **2**Full Baths: **2**Half Baths: **0**# of Kitchens: **2**Total Rooms: **16**Finished Levels: **2**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Style of Home: **2 Storey**Basement Style: **Full**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Electric**Exterior: **Wood**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **No**Legal: **PL 52212 LT 37 LD 36 SEC 16 TWP 2 PART NW 1/4.**Amenities: **Playground, Recreation Center, Restaurant**Site Infl: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

List Broker 1: **HomeLife Benchmark Titus Realty**

List Broker 2:

P.I.D.: **004-966-091**

Excellent investment or holding property right in the heart of East Newton. Side by side 3+3 bedroom duplex with their own laundries. Huge over 10,047 sqft lot. Each unit 2 level, 1080 sqft each, large living room, kitchen, nook, laundry on main level + 3 bedrooms in each unit. Huge fully fenced backyard. Live or rent now build later. Please drive by. For more info call before you request showing. Property tenant occupied, need notice to show. Showings only wed 530:-6 pm.

Active**R2190185**

Board: F

Triplex

33877 WALNUT AVENUE

Abbotsford

Central Abbotsford

V2S 2S2

Multifamily

\$1,099,000 (LP)

(SP)

Original Price: **\$1,099,000**

Sold Date:

Approx Yr Built: **1989**Fixtures Leased: **No**Age at List Date: **28**Zoning: **RS4**Taxes: **\$4,191.85**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Triplex**

Net Oper. Inc:

Lot SqFt: **12,937.00**

Covered Prkng:

Frontage: **93.00**

Total Prkng:

Depth: **irr**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **1,260**Above: **1,260**Below: **920**Basement: **0**Unfinished: **340**Total: **3,780**Bedrooms: **5**Bathrooms: **3**Full Baths: **3**Half Baths: **0**# of Kitchens: **3**Total Rooms: **15**Finished Levels: **3**Fireplaces: **3**Meas. Type: **Feet**

Exposure:

Flood Plain: **No**

Bach:

1 BR:

2 BR:

3 BR:

Other:

Style of Home: **2 Storey w/ Bsmt.**Basement Style: **Full, Partly Finished,**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Baseboard, Electric**Exterior: **Vinyl**Fireplace Fuel: **Gas - Natural**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL NWP51514 LT 34 SEC 22 TWP 16 PART NW 1/4.**

Amenities:

Site Infl:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**List Broker 1: **Lighthouse Realty Ltd.**

List Broker 2:

P.I.D.: **004-959-876**

Excellent investment opportunity! Rare opportunity to own a duplex with a third suite in Central Abbotsford on roughly 13,000 sq ft lot with excellent rent potential. This 3780 sq ft home boasts two spacious 2 bedroom suites as well as a one bedroom suite and storage locker in the basement. This home has been lovingly cared for by the original owners. Lots of garden area, sheds and a large 24 x 14 heated shop behind the house. Don't miss out on this opportunity, book your viewing today. Open house Sat Aug 5, 1-3.



Presented by:

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Active
R2149879
 Board: F
 Duplex

11837-11839 RIVER ROAD

North Surrey

Royal Heights

V3V 2V9

Multifamily
\$1,100,000 (LP)
 (SP) **M**

Original Price: **\$1,100,000**

Sold Date:

Approx Yr Built: **1975**Fixtures Leased: **No**Age at List Date: **42**Zoning: **RU-D**Taxes: **\$2,833.00**

Annual Inc:

For Tax Year: **2015**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **15,000.00**

Covered Prkng:

Frontage: **85.54**

Total Prkng:

Depth:

Pkg Facilities: **Carport; Single****Floor Area (sq. ft.)**

Main Floor: **1,817**
 Above: **0**
 Below: **0**
 Basement: **1,196**
 Unfinished: **0**
 Total: **3,013**

Bedrooms: **4**
 Bathrooms: **4**
 Full Baths: **3**
 Half Baths: **1**
 # of Kitchens: **2**
 Total Rooms: **9**
 Finished Levels: **2**
 Fireplaces: **0**
 Meas. Type: **Feet**
 Exposure:
 Flood Plain: **No**
 # Bach:
 # 1 BR:
 # 2 BR:
 # 3 BR:
 # Other:

Floor	Type	Dimensions
MN	Living Room	13'6" x 16'7"
MN	Dining Room	13'6" x 8'
MN	Kitchen	11'6" x 16'5"
MN	Family Room	13'2" x 22'
MN	Master Bedroom	13'2" x 13'10"
MN	Bedroom	12'1" x 11'
MN	Bedroom	10' x 9'
MN	Bedroom	0' x 0'
MN	Kitchen	0' x 0'
		x

Style of Home: **2 Storey**Basement Style: **Part**Construction: **Other**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Electric**Exterior: **Mixed, Stucco**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL 22925 LT 5 BLK 5N LD 36 SEC 25 RNG 3W**

Amenities:

Site Infl: **Central Location**Features: **Range Top, Refrigerator**List Broker 1: **RE/MAX Little Oak Realty (Fort Langley)**

List Broker 2:

P.I.D.: **007-054-203**

INVESTOR ALERT! Legal non-conforming duplex / Build new side-by-side duplex option / Amazing River View / Huge 15000sqft+ Lot / Entire area being redeveloped with new homes / Potential 3x suites = Huge Rental Income! / Renovations throughout. This awesome property presents an incredible living experience & an opportunity to not only earn your investment back, but PROFIT!!!

Active
R2196995
 Board: F
 Fourplex

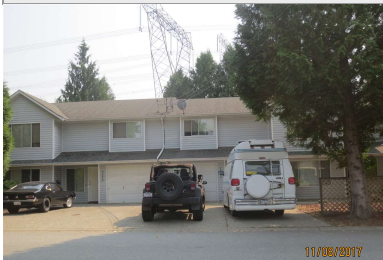
34860-34864 HIGH DRIVE

Abbotsford

Abbotsford East

V2S 4P6

Multifamily
\$1,149,000 (LP)
 (SP) **M**

Original Price: **\$1,298,000**

Sold Date:

Approx Yr Built: **1990**Fixtures Leased: **No**Age at List Date: **27**

Zoning:

Taxes: **\$3,972.57**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Fourplex**

Net Oper. Inc:

Lot SqFt: **14,589.00**Covered Prkng: **2**Frontage: **243.00**Total Prkng: **8**Depth: **60**Pkg Facilities: **Add. Parking Avail., Garage; Double, Open****Floor Area (sq. ft.)**

Main Floor: **2,000**
 Above: **0**
 Below: **2,000**
 Basement: **0**
 Unfinished: **0**
 Total: **4,000**

Bedrooms: **8**
 Bathrooms: **6**
 Full Baths: **4**
 Half Baths: **2**
 # of Kitchens: **4**
 Total Rooms: **20**
 Finished Levels: **2**
 Fireplaces: **0**
 Meas. Type: **Feet**
 Exposure:
 Flood Plain:
 # Bach:
 # 1 BR: **2**
 # 2 BR:
 # 3 BR: **2**
 # Other:

Floor	Type	Dimensions
MN	Living Room	13'7" x 12'6"
MN	Dining Room	12'6" x 8'
MN	Kitchen	13' x 11'6"
MN	Master Bedroom	13'2" x 12'
MN	Bedroom	11' x 9'6"
MN	Bedroom	10' x 9'2"
MN	Living Room	13'7" x 12'6"
MN	Dining Room	12'6" x 8'
MN	Kitchen	13' x 11'6"
MN	Master Bedroom	13'2" x 12'

Style of Home: **2 Storey, Ground Level Unit**Basement Style: **Fully Finished**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Vinyl**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL NWP80223 LT 1 LD 36 SEC 26 TWP 16 PART SE 1/4, NE1/4 SEC 23.**Amenities: **Shared Laundry**Site Infl: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**Features: **Clothes Dryer, Clothes Washer, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Refrigerator,**List Broker 1: **Homelife Glenayre Realty Chwk Ltd (Vedder Rd)**

List Broker 2:

P.I.D.: **012-841-510**

INVESTOR ALERT! RARE FIND IN EAST ABBOTSFORD! Truly an AMAZING LEGAL DUPLEX WITH 4 SEPARATE UNITS in a SOUGHT after area of McMillan. Sq ft of building is 4,000 sq ft with 2,000 sq ft per side 15,000 sqft of yard surrounded by large hedges. The upper suites have 3 bdrms and 2 baths & private sundeck with the bottom suites having 1 bdrm & 1 baths with private patios for everyone's enjoyment. Well MAINTAINED duplex by current owners of 11 years who have been hands on with upgrading, lawn maintenance & taking care of all details. Some features include; 9 year old roof, new decks freshly painted, CLOSE to shopping, ALL levels of schools, Discovery Trail, Recreation, Restaurants, Coffee Shops and mins away from Hwy 11. Monthly income \$4,300, Yearly income \$51,600.



Presented by:

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**Active****R2168631**

Board: F

Duplex

12555-12557 96 AVENUE

North Surrey

Cedar Hills

V3V 1X3

Multifamily

\$1,190,000 (LP)(SP) **M**Original Price: **\$1,298,000**

Sold Date:

Floor Area (sq. ft.)

Main Floor: **2,294**
 Above: **0**
 Below: **0**
 Basement: **1,922**
 Unfinished: **0**
 Total: **4,216**

Bedrooms: **9**
 Bathrooms: **6**
 Full Baths: **4**
 Half Baths: **2**
 # of Kitchens: **4**
 Total Rooms: **20**
 Finished Levels: **2**
 Fireplaces: **2**
 Meas. Type: **Feet**
 Exposure:
 Flood Plain:
 # Bach:
 # 1 BR:
 # 2 BR:
 # 3 BR:
 # Other:

Approx Yr Built: **1972**
 Age at List Date: **45**
 Taxes: **\$3,257.32**
 For Tax Year: **2015**
 Dwelling Type: **Duplex**
 Lot SqFt: **8,697.00**
 Frontage: **72.00**
 Depth: **122**

Fixtures Leased: **No**
 Zoning: **SFR**
 Annual Inc:
 Oper. Exp:
 Net Oper. Inc:
 Covered Prkng: **2**
 Total Prkng: **8**
 Pkg Facilities: **Add. Parking Avail., Carport; Single**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Foundation: **Concrete Perimeter**
 Exterior: **Mixed**
 Type of Roof: **Asphalt**

Basement Style: **Full**
 Water Supply: **City/Municipal**
 Heat / Fuel: **Forced Air**
 Fireplace Fuel: **Wood**
 Property Discl?: **Yes**

Legal: **PL 1943 LT 13 BLK 15 LD 36 SEC 32 RNG 2W EXCEPT PLAN PT DEDICATED ON PL BCP31169, BLK 5N.**

Amenities:
 Site Infl:
 Features:

List Broker 1: **Lighthouse Realty Ltd.**List Broker 2: **Lighthouse Realty Ltd.**P.I.D.: **008-953-198**

Duplex For sale- Great Mortgage helper- own land and no strata fee- No bylaws . Total 4216 Sq.Ft 2 storey -6 bedroom on main & 3 bedrooms in the basement. Basement has own private entries. 2 separate own laundries. Fenced gated backyard with BACK LANE ACCESS. Close to Surrey City Centre, transit, schools, shopping and park. Live in one side and collect rent from the other side or perfect for big family. Drive way access from back lane only. No driveway access from main road. Great Investment. Great investment.

Active**V1036780**

Board: V

Triplex

101 NARVAEZ BAY ROAD

Islands-Van. & Gulf

Saturna Island

V0N 2Y0

Multifamily

\$1,195,000 (LP)(SP) **M**Original Price: **\$1,195,000**

Sold Date:

Floor Area (sq. ft.)

Main Floor: **6,726**
 Above: **0**
 Below: **0**
 Basement: **0**
 Unfinished: **0**
 Total: **6,726**

Bedrooms: **0**
 Bathrooms: **5**
 Full Baths: **3**
 Half Baths: **2**
 # of Kitchens: **0**
 Total Rooms: **3**
 Finished Levels: **2**
 Fireplaces: **0**
 Meas. Type: **Feet**
 Exposure:
 Flood Plain:
 # Bach:
 # 1 BR:
 # 2 BR:
 # 3 BR:
 # Other:

Approx Yr Built: **9999**
 Age at List Date: **999**
 Taxes: **\$9,870.00**
 For Tax Year: **2013**
 Dwelling Type: **Triplex**
 Lot SqFt: **1.45**
 Frontage:
 Depth:

Fixtures Leased: **No**
 Zoning: **C/ISR**
 Annual Inc:
 Oper. Exp:
 Net Oper. Inc:
 Covered Prkng:
 Total Prkng:
 Pkg Facilities: **Add. Parking Avail., Open, Visitor Parking**

Style of Home: **Upper Unit**
 Construction: **Frame - Wood**
 Foundation: **Concrete Perimeter**
 Exterior: **Stucco**
 Type of Roof: **Metal**

Basement Style: **None**
 Water Supply: **City/Municipal**
 Heat / Fuel: **Other**
 Fireplace Fuel:
 Property Discl?: **Yes**

Legal: **PL VIP18592 LT 17 LD 16 SEC 8 PORTION SATURNA ISLAND.**DBLE EXP - ALSO SEE CLS V4038005****Amenities: **Recreation Center, Restaurant, Storage**Site Infl: **Central Location**Features: **Clothes Washer/Dryer, Refrigerator, Stove**List Broker 1: **Gulfport Realty**

List Broker 2:

P.I.D.: **003-034-534**

Fully staffed, well managed and profitable General Store that is the heart and soul of a unique and tightly knit community. Centrally located, the amenities from this 6,726 sq ft building/enterprise include: cafe, post office, liquor store, freight service, Encorp license, Saturday market and picnic area. Gross income for 2012 was over 1 million. Additional revenue sources include 3 apartment units, a studio and the only vehicle repair shop on the island. With 2 rare zoning on the 1.45 acre property; (C) Commercial and (ISR) Industrial Storage and Repair there is great potential for growth. This zoning also allows for the construction of a Residential home. This is a Share Purchase Sale. Inventory is not included in the price.



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**Active****R2208564**

Board: F

Duplex

8948-8952 CEDAR STREET

Mission

Mission BC

V4S 1A3

Multifamily

\$1,199,000 (LP)(SP) **M**Original Price: **\$1,199,000**

Sold Date:

Approx Yr Built: **9999**Fixtures Leased: **No**Age at List Date: **999**Zoning: **R558**Taxes: **\$3,874.03**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **43,560.00**Covered Prkng: **1**Frontage: **103.95**Total Prkng: **5**Depth: **419.05**Pkg Facilities: **Add. Parking Avail., Carport; Single, RV****Floor Area (sq. ft.)**Main Floor: **1,580**Above: **0**Below: **0**Basement: **0**Unfinished: **0**Total: **1,580**Bedrooms: **3**Bathrooms: **2**Full Baths: **2**Half Baths: **0**# of Kitchens: **2**Total Rooms: **11**Finished Levels: **1**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain: **No**

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	30' x 11'5"
MN	Kitchen	16' x 9'
MN	Eating Area	7' x 7'
MN	Bedroom	11'5' x 8'
MN	Laundry	7' x 6'
MN	Living Room	18' x 11'
MN	Kitchen	9' x 9'
MN	Eating Area	7' x 7'
MN	Master Bedroom	11'6' x 10'3"
MN	Bedroom	11'8' x 8'

Style of Home: **Rancher/Bungalow**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Block**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Vinyl**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL NWP36338 LT 17 LD 36 SEC 33 TWP 17 PART SW 1/4.**Amenities: **None**Site Infl: **Golf Course Nearby, Private Yard**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**List Broker 1: **HomeLife Glenayre Realty Company Ltd.**

List Broker 2:

P.I.D.: **002-158-523**

The property is located in Phase 2 of Cedar Valley Development Plan, designated as TOWNHOUSE SITE! 1 Acre usable flat land. The owner currently occupies the whole side by side Duplex, so buyer may live in one unit and rent out the other unit for income. One unit has 2 bedrooms and 1 bathroom, the other unit has 1bed/1bath. Single carport addition and interior renovations were done under the City's permit in 2009. 8 years old roof and newer furnaces. Valley Christian School is just across the road. This is a great property for investment or development!

Active**R2199648**

Board: F

Duplex

7037-7039 140 STREET

Surrey

East Newton

V3W 6R7

Multifamily

\$1,219,879 (LP)(SP) **M**Original Price: **\$1,219,879**

Sold Date:

Approx Yr Built: **1980**Fixtures Leased: **No**Age at List Date: **37**Zoning: **MF-D**Taxes: **\$2,512.00**

Annual Inc:

For Tax Year: **2005**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **10,000.00**Covered Prkng: **2**Frontage: **80.00**Total Prkng: **9**Depth: **125**Pkg Facilities: **Add. Parking Avail., Carport; Single, RV****Floor Area (sq. ft.)**Main Floor: **2,300**Above: **0**Below: **0**Basement: **0**Unfinished: **0**Total: **2,300**Bedrooms: **6**Bathrooms: **2**Full Baths: **2**Half Baths: **0**# of Kitchens: **2**Total Rooms: **14**Finished Levels: **1**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	18'6" x 13'7"
MN	Kitchen	10' x 11'
MN	Eating Area	11' x 9'
MN	Master Bedroom	10'4" x 14'
MN	Bedroom	10'1" x 10'8"
MN	Bedroom	9'6" x 10'5"
MN	Laundry	3' x 8'
MN	Living Room	18'6" x 13'7"
MN	Kitchen	10' x 11'
MN	Eating Area	11' x 9'

Style of Home: **Rancher/Bungalow**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Electric**Exterior: **Wood**Fireplace Fuel: **None**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL 52212 LT 35 LD 36 SEC 16 TWP 2**

Amenities:

Site Infl: **Central Location, Recreation Nearby, Shopping Nearby**Features: **Clothes Washer, Drapes/Window Coverings, Refrigerator, Stove**List Broker 1: **Royal LePage Global Force Realty**

List Broker 2:

P.I.D.: **004-966-520**

Rancher style duplex on legal 80'x125' duplex lot. 6 Bedrooms, 2 Bathrooms, 2300 sq ft. built Full Duplex on 10000 Sq ft lot. 3 Bedrooms, 1 Bathrooms on each side. One side rented for \$1400.00 Plus Utilities & other side Rented for \$1200.00 Plus Utilities. Very Good Long term tenants. Strictly NO DOOR KNOCKING PLEASE. Carport Roof is new in 2016. Kitchen Cabinets in 2006. New Paint, New flooring and New appliances in 2015.



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**Active**
R2174820Board: F
Duplex**2383 BEAVER STREET**Abbotsford
Abbotsford West
V2T 3C9Multifamily
\$1,249,000 (LP)
(SP) **M**

Original Price:	\$1,249,000	Sold Date:		Floor Area (sq. ft.)	Bedrooms:	5
Approx Yr Built:	1977	Fixtures Leased:	No	Main Floor:	Bathrooms:	4
Age at List Date:	40	Zoning:	RS4	Above:	Full Baths:	4
Taxes:	\$4,039.14	Annual Inc:		Below:	Half Baths:	0
For Tax Year:	2017	Oper. Exp:		Basement:	# of Kitchens:	2
Dwelling Type:	Duplex	Net Oper. Inc:		Unfinished:	Total Rooms:	11
Lot SqFt:	11,200.00	Covered Prkng:	2	Total:	Finished Levels:	2
Frontage:	100.00	Total Prkng:	6		Fireplaces:	2
Depth:	112	Pkg Facilities:	Garage; Single, RV Parking Avail.		Meas. Type:	Feet
					Exposure:	
					Flood Plain:	No
					# Bach:	
					# 1 BR:	
					# 2 BR:	
					# 3 BR:	
					# Other:	
Style of Home:	2 Storey	Basement Style:	Fully Finished			
Construction:	Frame - Wood	Water Supply:	City/Municipal			
Foundation:	Concrete Perimeter	Heat / Fuel:	Forced Air			
Exterior:	Stucco, Vinyl	Fireplace Fuel:	Gas - Natural			
Type of Roof:	Asphalt	Property Discl?:	No			
Legal:	PL NWP32820 LT 99 LD 36 SEC 17 TWP 16 PART NW 1/4.					
Amenities:	Storage					
Site Infl:						
Features:	ClthWsh/Dryr/Frdg/Stve/DW					
List Broker 1:	Century 21 Coastal Realty (Surrey) Ltd.					
List Broker 2:						
					P.I.D.:	006-773-796

Floor	Type	Dimensions
MN	Living Room	19' x 12'
MN	Kitchen	10'5 x 8'10
MN	Dining Room	12' x 10'
MN	Master Bedroom	13'8 x 12'4
MN	Bedroom	12'2 x 9'8
MN	Bedroom	12'3 x 8'
BLW	Living Room	18'6 x 12'
BLW	Kitchen	15' x 10'3
BLW	Dining Room	12' x 8'6
BLW	Bedroom	9'6 x 11'

Investor Alert/Multi family - 11200 sq.ft. lot, 100 ft front. Side by Side Duplex, very clean, in central location with excellent rental potential. Total 10 bedrooms, 4 full bathrooms, 4 kitchens, four living rooms, very spacious, 4200 SF. 6 years old roof, recent renovations, flooring and fresh paint. Basements have separate entries. Close to schools, parks, shopping. One side rented for \$1300, long time tenants, and other side just rented for \$1900 with one year lease. Could be more. Two families buy it together. no strata fee. Subdividable lot, verify with the City. Bring your offers! Call today for a showing.

Active
R2201381Board: F
Duplex**19727-19729 55A AVENUE**Langley
Langley City
V3A 3X1Multifamily
\$1,298,000 (LP)
(SP) **M**

Original Price:	\$1,298,000	Sold Date:		Floor Area (sq. ft.)	Bedrooms:	4
Approx Yr Built:	1954	Fixtures Leased:	No	Main Floor:	Bathrooms:	2
Age at List Date:	63	Zoning:	RM -1	Above:	Full Baths:	2
Taxes:	\$4,498.66	Annual Inc:		Below:	Half Baths:	0
For Tax Year:	2017	Oper. Exp:		Basement:	# of Kitchens:	2
Dwelling Type:	Duplex	Net Oper. Inc:		Unfinished:	Total Rooms:	10
Lot SqFt:	10,890.00	Covered Prkng:	0	Total:	Finished Levels:	1
Frontage:	66.00	Total Prkng:	6		Fireplaces:	0
Depth:	165	Pkg Facilities:	Open		Meas. Type:	Feet
					Exposure:	
					Flood Plain:	No
					# Bach:	
					# 1 BR:	
					# 2 BR:	
					# 3 BR:	
					# Other:	
Style of Home:	1 Storey	Basement Style:	None			
Construction:	Frame - Wood	Water Supply:	City/Municipal			
Foundation:	Concrete Perimeter	Heat / Fuel:	Baseboard, Electric			
Exterior:	Mixed	Fireplace Fuel:	None			
Type of Roof:	Asphalt	Property Discl?:	Yes			
Legal:	PL NWP9982 LT 4 LD 36 SEC 3 TWP 8					
Amenities:	In Suite Laundry					
Site Infl:						
Features:						
List Broker 1:	Homelife Benchmark Realty (Langley) Corp.					
List Broker 2:	Homelife Benchmark Realty (Langley) Corp.					
					P.I.D.:	007-475-705

Floor	Type	Dimensions
MN	Kitchen	11'6 x 11'
MN	Dining Room	10'3 x 6'7
MN	Living Room	13'7 x 12'9
MN	Bedroom	12' x 9'
MN	Bedroom	12' x 9'
MN	Kitchen	11'3 x 10'10
MN	Dining Room	9'6 x 6'3
MN	Living Room	13'7 x 13'5
MN	Bedroom	12' x 9'
MN	Bedroom	12' x 8'

Side by side, rancher style LEGAL duplex! Prime area for redevelopment! New construction surrounds this lot. Great investment opportunity. HUGE 10,890 sq. ft. lot! Future development is high density residential, Workshop/Shed measurements 20x20.



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**Active****R2187424**

Board: V

Fourplex

3448 ST. ANNE STREET

Port Coquitlam

Glenwood PQ

V3B 4G4

Multifamily

\$1,299,000 (LP)(SP) **M**Original Price: **\$1,350,000**

Sold Date:

Approx Yr Built: **1963**Fixtures Leased: **No**Age at List Date: **54**Zoning: **DUPLEX**Taxes: **\$5,737.71**Annual Inc: **\$45,000.00**For Tax Year: **2016**Oper. Exp: **\$13,223.66**Dwelling Type: **Fourplex**Net Oper. Inc: **\$31,776.34**Lot SqFt: **12,177.00**Covered Prkng: **4**Frontage: **82.50**Total Prkng: **4**Depth: **0**Pkg Facilities: **Carport; Multiple****Floor Area (sq. ft.)**Main Floor: **1,952**Above: **0**Below: **2,200**Basement: **0**Unfinished: **0**Total: **4,152**Bedrooms: **8**Bathrooms: **4**Full Baths: **4**Half Baths: **0**# of Kitchens: **4**Total Rooms: **20**Finished Levels: **2**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain: **No**

Bath:

1 BR:

2 BR: **4**

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	20'0 x 13'0
MN	Dining Room	10'0 x 9'0
MN	Kitchen	10'0 x 8'0
MN	Master Bedroom	12'0 x 10'0
MN	Bedroom	10'0 x 9'0
MN	Living Room	20'0 x 13'0
MN	Dining Room	10'0 x 9'0
MN	Kitchen	10'0 x 8'0
MN	Master Bedroom	12'0 x 10'0
MN	Bedroom	10'0 x 9'0

Style of Home: **2 Storey**Basement Style: **Full**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Stone, Stucco**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL NWP19873 LT 10 DL 465 LD 36**Amenities: **In Suite Laundry, Storage**Site Infl: **Central Location, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping**Features: **ClthWsh/Dryg/Frdg/Stve/DW, Smoke Alarm, Storage Shed**List Broker 1: **Royal LePage West R.E.S.**

List Broker 2:

P.I.D.: **010-597-794**

4 UNIT INVESTMENT OPPORTUNITY! \$45,000 gross annual revenue. On large quarter+ acre lot (82.5' x 147.6'). 2 year old roof. Back lane access...future development potential for coach home? Four 2-bedroom suites, 2 with thoughtful renovations and all with in-suite laundry. Currently fully tenanted. 4 vehicle carport has side and back lane access. Tenants pay their own hydro which is separately metered. Landlord pays heat and hot water.

Active**R2208073**

Board: F

Duplex

11728 88 AVENUE

N. Delta

Annieville

V4C 2C3

Multifamily

\$1,349,000 (LP)(SP) **M**Original Price: **\$1,349,000**

Sold Date:

Approx Yr Built: **1969**Fixtures Leased: **No**Age at List Date: **48**Zoning: **RM1**Taxes: **\$3,721.48**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **9,108.00**Covered Prkng: **1**Frontage: **82.80**Total Prkng: **9**Depth: **110**Pkg Facilities: **Carport; Multiple, Open****Floor Area (sq. ft.)**Main Floor: **1,750**Above: **0**Below: **0**Basement: **1,700**Unfinished: **0**Total: **3,450**Bedrooms: **8**Bathrooms: **4**Full Baths: **4**Half Baths: **0**# of Kitchens: **4**Total Rooms: **22**Finished Levels: **2**Fireplaces: **4**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bath:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Kitchen	10' x 8'2
MN	Dining Room	10' x 11'5
MN	Living Room	11'5 x 16'8
MN	Master Bedroom	13' x 12'8
MN	Bedroom	9' x 9'9
MN	Bedroom	12'8 x 8'6
MN	Kitchen	10' x 8'2
MN	Dining Room	10' x 11'5
MN	Living Room	11'5 x 16'8
MN	Master Bedroom	13' x 12'8

Style of Home: **Basement Entry**Basement Style: **Fully Finished**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Baseboard, Hot Water,**Exterior: **Mixed, Stucco, Wood**Fireplace Fuel: **Wood**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL33134 LT 490 DL4400 LD36 GROUP 2**Amenities: **Storage**Site Infl: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Stove**List Broker 1: **HomeLife Benchmark Realty (Cloverdale) Corp.**

List Broker 2:

P.I.D.: **006-795-951**

GREAT INVESTMENT OPPORTUNITY ! Duplex with 4 suites. Upper floor offers 2 - 3 bedroom suites with large front and back decks . The ground floor offers 2 - 1 bedroom suites .Very well maintained & clean building . Great location, walk to all amenities. 9 YR. roof , good parking & storage. BONUS SUBDIVIDEABLE LOT into 2 lots. Approximate yearly rental income of \$55,000 /all 4 suites. OPEN HOUSE Sept 30 Sat. 11-1



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**Active****R2200371**

Board: V

Fourplex

6813 MEADOWLARK DRIVE

Out of Town

Out of Town

V0H 1V5

Multifamily

\$1,397,000 (LP)(SP) **M**Original Price: **\$1,397,000**

Sold Date:

Approx Yr Built: **1992**Fixtures Leased: **No**Age at List Date: **25**Zoning: **R1**Taxes: **\$3,791.00**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Fourplex**

Net Oper. Inc:

Lot SqFt: **23,087.00**

Covered Prkng:

Frontage:

Total Prkng: **5**

Depth:

Pkg Facilities: **Add. Parking Avail., Open, RV Parking****Floor Area (sq. ft.)**Main Floor: **2,730**Above: **0**Below: **0**Basement: **2,379**Unfinished: **0**Total: **5,109**Bedrooms: **8**Bathrooms: **5**Full Baths: **5**Half Baths: **0**# of Kitchens: **4**Total Rooms: **23**Finished Levels: **2**Fireplaces: **5**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Style of Home: **2 Storey**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **Well - Drilled**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air**Exterior: **Stucco**Fireplace Fuel: **Electric, Gas - Natural**Type of Roof: **Tile - Composite**Property Discl?: **Yes**Legal: **LT 3 PL KAP 5584 DL 2450S LD 54 PORTION L 561 **INTERBOARD SOREB 168372**Amenities: **Air Cond./Central, Shared Laundry**Site Infl: **Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool,**List Broker 1: **Macdonald Realty**

List Broker 2:

P.I.D.: **010-289-992**

What an amazing property! A 5000 sq ft home with 4 suites on 1/2 acre, sitting on lake front adjacent to an orchard. So many options! This multi family property is currently operating as a Guest House and does a thriving business. Or live in and rent the other suites long term OR rent all suites as an investment property.

Active**R2200286**

Board: V

Duplex

1333-35 ZENITH ROAD

Squamish

Brackendale

V0N 1H0

Multifamily

\$1,399,000 (LP)(SP) **M**Original Price: **\$1,399,000**

Sold Date:

Approx Yr Built: **1979**Fixtures Leased: **No**Age at List Date: **38**Zoning: **R2**Taxes: **\$5,726.99**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **17,388.00**Covered Prkng: **2**

Frontage:

Total Prkng: **6**

Depth:

Pkg Facilities: **Carport; Single****Floor Area (sq. ft.)**Main Floor: **2,546**Above: **0**Below: **0**Basement: **0**Unfinished: **0**Total: **2,546**Bedrooms: **6**Bathrooms: **3**Full Baths: **3**Half Baths: **0**# of Kitchens: **2**Total Rooms: **12**Finished Levels: **1**Fireplaces: **2**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Style of Home: **1 Storey**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Slab**Heat / Fuel: **Baseboard, Electric**Exterior: **Wood**Fireplace Fuel: **Wood**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL VAP9834 LT 4 BLK J LD 36 SEC 15 TWP 50**

Amenities:

Site Infl: **Private Setting**Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **Royal LePage Black Tusk Realty**

List Broker 2:

P.I.D.: **009-461-191**

Investment/Developer opportunity. Currently receiving great revenue, this side by side duplex was renovated a few years ago. With 156 feet of frontage and over 17,000 sq.ft lot size, the potential for future development in this quiet corner of Brackendale is huge. As a holding property, a chance to start something new, or as a home with a great mortgage helper, this is a gem.



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**Active****R2212016**

Board: F

Duplex

7867-7869 117A STREET

N. Delta

Scottsdale

V4C 6C4

Multifamily

\$1,428,000 (LP)(SP) **M**Original Price: **\$1,428,000**

Sold Date:

Approx Yr Built: **1975**Fixtures Leased: **No**Age at List Date: **42**Zoning: **RM-1**Taxes: **\$4,453.04**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **10,044.00**

Covered Prkng:

Frontage: **74.50**

Total Prkng:

Depth: **135**Pkg Facilities: **Add. Parking Avail., Open****Floor Area (sq. ft.)**Main Floor: **1,250**Above: **0**Below: **975**Basement: **0**Unfinished: **0**Total: **2,225**Bedrooms: **6**Bathrooms: **3**Full Baths: **2**Half Baths: **1**# of Kitchens: **2**Total Rooms: **11**Finished Levels: **2**Fireplaces: **4**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Kitchen	10' x 9'
MN	Living Room	15' x 16'
MN	Dining Room	9'6 x 8'
MN	Master Bedroom	12'8 x 11'8
MN	Bedroom	12'2 x 9'6
MN	Bedroom	12' x 9'
BLW	Kitchen	15'4 x 8'
BLW	Living Room	19'7 x 12'
BLW	Bedroom	11'1 x 9'
BLW	Bedroom	11'8 x 10'

Style of Home: **2 Storey**Basement Style: **Full, Fully Finished,**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air**Exterior: **Mixed, Stucco**Fireplace Fuel: **Wood**Type of Roof: **Tar & Gravel**Property Discl?: **No**Legal: **PL 20086 LT 12 LD 36 SEC 24 TWP 4**Amenities: **Shared Laundry**Site Infl: **Central Location, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **Homeland Realty**

List Broker 2:

P.I.D.: **004-622-316**

Renovated duplex total of 11 bedrooms with den. Upstairs both side have one extra bedroom with full bath. Rare opportunity for an investor. Turn key operation, all works done, includes updated electrical and plumbing, newer - appliances, hot water tank. Laminate and titled floors with separate laundry on one and shared on the other side. Central location on a quiet street. Long term tenants would like to stay.

Active**R2200117**

Board: F

Fourplex

10633-10635 144 STREET

North Surrey

Whalley

V3T 4V8

Multifamily

\$1,450,000 (LP)(SP) **M**Original Price: **\$1,450,000**

Sold Date:

Approx Yr Built: **1990**Fixtures Leased: **No**Age at List Date: **27**Zoning: **RM**Taxes: **\$5,236.03**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Fourplex**

Net Oper. Inc:

Lot SqFt: **11,502.00**

Covered Prkng:

Frontage:

Total Prkng:

Depth:

Pkg Facilities: **Open, Visitor Parking****Floor Area (sq. ft.)**Main Floor: **2,172**Above: **846**Below: **0**Basement: **2,153**Unfinished: **0**Total: **5,171**Bedrooms: **4**Bathrooms: **3**Full Baths: **3**Half Baths: **0**# of Kitchens: **1**Total Rooms: **10**Finished Levels: **2**Fireplaces: **0**

Meas. Type:

Exposure:

Flood Plain: **No**

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	13'6 x 17'6
MN	Dining Room	11' x 11'6
MN	Kitchen	12'9 x 11'6
MN	Bedroom	11'9 x 9'6
MN	Bedroom	11'6 x 9'6
MN	Bedroom	11'9 x 9'6
MN	Laundry	3' x 6'
ABV	Master Bedroom	11'3 x 15'9
ABV	Den	13'9 x 9'9
BLW	Living Room	13'6 x 13'3

Style of Home: **2 Storey**Basement Style: **Separate Entry**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Electric, Forced Air,**Exterior: **Vinyl**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL 79014 LT 2 LD 36 SEC 24 RNG 2**

Amenities:

Site Infl: **Central Location, Private Setting**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste**List Broker 1: **Interlink Realty**

List Broker 2:

P.I.D.: **011-935-057**

Investors Alert! 4plex with 3 finished level generates over \$70K/yr. 4 suites: two 4 bedroom and den with ensuites and skylights with 2 bathrooms, and two 3 bedroom suites. All suites have their own laundry. Lots of parking. Newer roof. Walking distance to Park, School and close to Shopping and Transit.



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**Active****R2203434**

Board: F

Duplex

7610-7612 115 STREET

N. Delta

Scottsdale

V4C 5M8

Multifamily

\$1,468,880 (LP)(SP) **M**Original Price: **\$1,468,880**

Sold Date:

Approx Yr Built: **1973**Fixtures Leased: **No**Age at List Date: **44**Zoning: **RM1**

Taxes:

\$4,708.22

For Tax Year:

2017

Wellness Type:

Duplex

Lot SqFt:

14,138.00

Frontage:

80.00

Depth:

Total Prkng: **8**

Pkg Facilities:

Open, Visitor Parking**Floor Area (sq. ft.)**Main Floor: **2,448**Above: **0**Below: **0**Basement: **0**Unfinished: **0**Total: **2,448**Bedrooms: **12**Bathrooms: **6**Full Baths: **4**Half Baths: **2**# of Kitchens: **2**Total Rooms: **20**Finished Levels: **2**Fireplaces: **2**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	14' x 10'
MN	Kitchen	10' x 9'
MN	Master Bedroom	13' x 9'5
MN	Bedroom	12' x 9'5
MN	Bedroom	10' x 10'
BST	Recreation	14' x 10'
BST	Other	10' x 9'
BST	Bedroom	12' x 11'
BST	Bedroom	10' x 10'
BST	Bedroom	10' x 10'

Style of Home: **Basement Entry**Construction: **Frame - Wood**Foundation: **Concrete Slab**Exterior: **Stucco**Type of Roof: **Tar & Gravel**Basement Style: **Full, Fully Finished,**Water Supply: **City/Municipal**Heat / Fuel: **Forced Air**Fireplace Fuel: **Wood**Property Discl?: **Yes**Legal: **PL 43889 LT 337 SEC 24 TWP 4 LD 36**

Amenities:

Site Infl: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**

Features:

List Broker 1: **Royal LePage Brent Roberts Realty**

List Broker 2:

P.I.D.: **007-152-159**

Scottsdale area full Duplex on 14,000 sq.ft lot. Newer roof, furnances in 2016, updated electrical, perimeter drainage. 2 wood burning fireplace, in-suite laundry, fenced yard, Balconies +decks. Total of 4896 sq.ft. 6 Bedrooms + 2.5 Baths on each side. Close to transit, shopping mall, recreation +schools.

Active**R2210653**

Board: F

Duplex

13125-13127 88 AVENUE

Surrey

Queen Mary Park Surrey

V3W 3K4

Multifamily

\$1,490,000 (LP)(SP) **M**Original Price: **\$1,490,000**

Sold Date:

Approx Yr Built: **1978**Fixtures Leased: **No**Age at List Date: **39**Zoning: **DUPLEX**

Taxes:

\$4,794.30

For Tax Year:

2016

Wellness Type:

Duplex

Lot SqFt:

14,400.00

Frontage:

80.00

Depth:

180Total Prkng: **4**

Pkg Facilities:

Carport; Single**Floor Area (sq. ft.)**Main Floor: **1,120**Above: **0**Below: **0**Basement: **1,120**Unfinished: **0**Total: **2,240**Bedrooms: **4**Bathrooms: **2**Full Baths: **2**Half Baths: **0**# of Kitchens: **2**Total Rooms: **10**Finished Levels: **2**Fireplaces: **2**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	18' x 13'
MN	Dining Room	13' x 8'
MN	Kitchen	11' x 7'
MN	Master Bedroom	12' x 11'
MN	Bedroom	9'5 x 9'5
MN	Bedroom	11' x 9'
BST	Living Room	12' x 12'
BST	Bedroom	12' x 9'
BST	Kitchen	12' x 10'
BST	Laundry	8' x 6'

Style of Home: **2 Storey**Construction: **Frame - Wood**Foundation: **Concrete Perimeter**Exterior: **Wood**Type of Roof: **Asphalt**Basement Style: **Fully Finished**Water Supply: **City/Municipal**Heat / Fuel: **Electric**Fireplace Fuel: **Wood**Property Discl?: **Yes**Legal: **PL 52017 LT 346 LD 36 SEC 32 TWP 2 PART SW 1/4**

Amenities:

Site Infl: **Central Location, Private Yard, Recreation Nearby, Ski Hill Nearby**Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Stove**List Broker 1: **Multiple Realty Ltd.**

List Broker 2:

P.I.D.: **004-401-310**

Great investment property! S x S duplex (4-plex), 3 bedrooms up & 1 bedroom suite down. Measurements are for one side only. Huge 80 X 180 lot with large balcony off living room, private yard with lots of trees and ample parking for all the cars. Located near to schools, recreation, transit and shopping.



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Active
R2184424
Board: V
Triplex

212 W 5TH STREET

North Vancouver
Lower Lonsdale
V7M 1K1

Multifamily
\$1,498,000 (LP)
(SP) **M**



Original Price:	\$1,498,000	Sold Date:		Floor Area (sq. ft.)	Bedrooms:	4
Approx Yr Built:	2017	Fixtures Leased:	No	Main Floor:	Bathrooms:	4
Age at List Date:	0	Zoning:	MFD	Above:	Full Baths:	2
Taxes:	\$0.00	Annual Inc:		Below:	Half Baths:	2
For Tax Year:		Oper. Exp:		Basement:	# of Kitchens:	0
Dwelling Type:	Triplex	Net Oper. Inc:		Unfinished:	Total Rooms:	9
Lot SqFt:	6,000.00	Covered Prkng:	1	Total:	Finished Levels:	3
Frontage:	50.00	Total Prkng:	1		Fireplaces:	0
Depth:	120	Pkg Facilities:	Garage; Single		Meas. Type:	Feet

Style of Home:	2 Storey w/Bsmt.	Basement Style:	Full
Construction:	Frame - Wood	Water Supply:	City/Municipal
Foundation:	Concrete Perimeter	Heat / Fuel:	Forced Air
Exterior:	Mixed	Fireplace Fuel:	
Type of Roof:	Asphalt	Property Discl?:	Yes

Legal: **PL VAP1228 LT 46 BLK 112A DL 548 LD 36**
Amenities: **None**
Site Infl: **Central Location**
Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW**

List Broker 1: **RE/MAX Crest Realty**
List Broker 2:

P.I.D.: **014-012-669**

Currently under construction are custom built triplex homes, each home will be detached with single garage and outdoor living space. This unit will be almost 1800 square feet on 3 levels, 4 bedrooms, 4 bathrooms, hardwood floors, full basement, spectacular city and water views. Time to customize your family home. Visit Ralph Maglieri to view plans.

Active
R2209094
Board: F
Duplex

13015-13017 100 AVENUE

North Surrey
Cedar Hills
V3T 1H1

Multifamily
\$1,499,999 (LP)
(SP) **M**



Original Price:	\$1,499,999	Sold Date:		Floor Area (sq. ft.)	Bedrooms:	5
Approx Yr Built:	1964	Fixtures Leased:	No	Main Floor:	Bathrooms:	2
Age at List Date:	53	Zoning:	DUPLEX	Above:	Full Baths:	2
Taxes:	\$3,759.64	Annual Inc:		Below:	Half Baths:	0
For Tax Year:	2017	Oper. Exp:		Basement:	# of Kitchens:	2
Dwelling Type:	Duplex	Net Oper. Inc:		Unfinished:	Total Rooms:	10
Lot SqFt:	12,560.00	Covered Prkng:		Total:	Finished Levels:	1
Frontage:	80.00	Total Prkng:	1		Fireplaces:	2
Depth:	157	Pkg Facilities:	Open		Meas. Type:	

Style of Home:	1 Storey, Rancher/Bungalow	Basement Style:	None
Construction:	Other	Water Supply:	City/Municipal
Foundation:	Concrete Perimeter	Heat / Fuel:	Electric
Exterior:	Wood	Fireplace Fuel:	Wood
Type of Roof:	Asphalt	Property Discl?:	Yes

Legal: **LOT 43 SECTION 28 RANGE 2 PLAN 26433 NWD**
Amenities: **None**
Site Infl:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

List Broker 1: **Sutton Group-West Coast Realty (Surrey/24)**
List Broker 2:

P.I.D.: **008-887-616**

INVESTOR ALERT!! CENTRALLY LOCATED DUPLEX ON LARGE LOT. The side-by-side DUPLEX is on a LARGE 12560 SQFT lot. This duplex offers 3 bed/1 bath & 2 bed/1 bath with GREAT FUTURE POTENTIAL. Just steps from transit, easy access to sky train, hwy, shopping and recreation. CALL FOR YOUR PRIVATE SHOWING TODAY! IT WILL NOT LAST!



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**Active****R2118762**

Board: V

Duplex

5320 MAIN STREET

Vancouver East

Main

V5W 2R7

Multifamily

\$1,500,000 (LP)

(SP)

Original Price: **\$1,500,000**

Sold Date:

Approx Yr Built: **2000**Fixtures Leased: **No**Age at List Date: **16**Zoning: **RT-2**Taxes: **\$3,215.25**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **3,900.00**

Covered Prkng:

Frontage: **37.50**

Total Prkng:

Depth: **104**Pkg Facilities: **Add. Parking Avail., Garage; Single****Floor Area (sq. ft.)**Main Floor: **783**Above: **0**Below: **0**Basement: **452**Unfinished: **0**Total: **1,235**Bedrooms: **5**Bathrooms: **3**Full Baths: **3**Half Baths: **0**# of Kitchens: **2**Total Rooms: **9**Finished Levels: **2**Fireplaces: **1**Meas. Type: **Feet**

Exposure:

Flood Plain: **No**

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	10' x 10'
MN	Kitchen	10' x 10'
MN	Bedroom	10' x 10'
MN	Bedroom	10' x 10'
MN	Master Bedroom	10' x 10'
ABV	Living Room	10' x 10'
ABV	Kitchen	10' x 10'
ABV	Bedroom	10' x 10'
ABV	Bedroom	10' x 10'
		x

Style of Home: **2 Storey**Basement Style: **Full**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Stucco**Fireplace Fuel: **Gas - Natural**Type of Roof: **Tile - Concrete**Property Discl?: **Yes**Legal: **PL LMS4256 LT 2 DL 638 LD 36**

Amenities:

Site Infl:

Features:

List Broker 1: **Sutton Grp-West Coast (VanCam)**

List Broker 2:

P.I.D.: **024-849-006**

Land assembly on the Main Street corridor. Currently duplex zoning. Only blocks from the Queen Elizabeth Park. Across the street from the up and coming Holborn Properties - 6.2 Hectare Little Mountain site. Serious developers only. Lot 123 - corner 202 E 37th Ave & 5322 Main Street & 5320 Main Street. Call Listing Agent.

Active**R2118768**

Board: V

Duplex

5322 MAIN STREET

Vancouver East

Main

V5W 2R7

Multifamily

\$1,500,000 (LP)

(SP)

Original Price: **\$1,500,000**

Sold Date:

Approx Yr Built: **2000**Fixtures Leased: **No**Age at List Date: **16**Zoning: **RT-2**Taxes: **\$3,337.92**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **3,900.00**Covered Prkng: **1**Frontage: **37.50**Total Prkng: **2**Depth: **104**Pkg Facilities: **Garage; Single****Floor Area (sq. ft.)**Main Floor: **783**Above: **0**Below: **452**Basement: **0**Unfinished: **0**Total: **1,235**Bedrooms: **3**Bathrooms: **3**Full Baths: **2**Half Baths: **1**# of Kitchens: **2**Total Rooms: **10**Finished Levels: **2**Fireplaces: **1**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	10' x 10'
MN	Dining Room	10' x 10'
MN	Kitchen	10' x 10'
MN	Master Bedroom	10' x 10'
MN	Bedroom	10' x 10'
MN	Den	10' x 10'
BLW	Living Room	10' x 10'
BLW	Dining Room	10' x 10'
BLW	Kitchen	10' x 10'
BLW	Bedroom	10' x 10'

Style of Home: **2 Storey**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Radiant**Exterior: **Other, Stucco**Fireplace Fuel: **Gas - Natural**Type of Roof: **Tile - Concrete**Property Discl?: **Yes**Legal: **PL LMS4256 LT 1 DL 638 LD 36 GP 1**Amenities: **None**

Site Infl:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **Sutton Grp-West Coast (VanCam)**

List Broker 2:

P.I.D.: **024-848-999**

Land assembly on the Main Street corridor. Currently duplex zoning. Only blocks from the Queen Elizabeth Park. Across the street from the up and coming Holborn Properties - 6.2 Hectare Little Mountain site. Serious developers only. Lot 123 - corner 202 E 37th Ave & 5322 Main Street & 5320 Main Street. Call Listing Agent.



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**Active****R2191671**

Board: V

Duplex

1622-1624 ROBERTSON AVENUE

Port Coquitlam

Glenwood PQ

V3B 1E1

Multifamily

\$1,598,800 (LP)

(SP)

Original Price: **\$1,598,000**

Sold Date:

Approx Yr Built: **1968**Fixtures Leased: **No**Age at List Date: **49**Zoning: **RD**Taxes: **\$5,744.00**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **8,052.00**

Covered Prkng:

Frontage: **61.00**Total Prkng: **4**Depth: **132**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **1,209**Above: **1,209**Below: **1,209**Basement: **1,209**Unfinished: **0**Total: **4,836**Bedrooms: **5**Bathrooms: **4**Full Baths: **4**Half Baths: **0**# of Kitchens: **2**Total Rooms: **12**Finished Levels: **4**Fireplaces: **2**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	16'9" x 12'9"
MN	Dining Room	12'4" x 7'6"
MN	Kitchen	13'8" x 9'4"
MN	Nook	8'2" x 7'11"
MN	Master Bedroom	12'3" x 10'8"
MN	Bedroom	12'1" x 10'7"
MN	Bedroom	13'9" x 8'5"
BST	Living Room	24' x 12'
BST	Kitchen	21' x 10'
BST	Bedroom	12' x 10'

Style of Home: **Basement Entry**Basement Style: **Full**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air**Exterior: **Brick, Stucco**Fireplace Fuel: **Gas - Natural, Wood**Type of Roof: **Tar & Gravel**Property Discl?: **Yes**Legal: **PL NWP20671 LT 23 DL 480 LD 36**Amenities: **In Suite Laundry**

Site Infl:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **Sutton Centre Realty**

List Broker 2:

P.I.D.: **004-325-851**

Totally renovated with new kitchens with quartz counter tops, new bathrooms, laminate and tile floors, 4 laundry rooms, new doors. Must See! Quiet location and easy access to freeway. Close to school and shopping. 48 hours notice required.

Active**R2128504**

Board: F

Duplex

12908-12914 64 AVENUE

Surrey

West Newton

V3W 1X5

Multifamily

\$1,600,000 (LP)

(SP)

Original Price: **\$1,688,000**

Sold Date:

Approx Yr Built: **1987**Fixtures Leased: **No**Age at List Date: **30**Zoning: **SFD**Taxes: **\$5,240.01**

Annual Inc:

For Tax Year: **2015**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **12,605.00**

Covered Prkng:

Frontage: **100.40**Total Prkng: **8**

Depth:

Pkg Facilities: **Open, Visitor Parking****Floor Area (sq. ft.)**Main Floor: **2,200**Above: **0**Below: **0**Basement: **2,300**Unfinished: **0**Total: **4,500**Bedrooms: **11**Bathrooms: **5**Full Baths: **4**Half Baths: **1**# of Kitchens: **4**Total Rooms: **24**Finished Levels: **2**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain: **No**

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	15'3" x 16'4"
MN	Kitchen	12' x 9'
MN	Dining Room	12' x 8'
MN	Bedroom	12'6" x 12'3"
MN	Bedroom	12'3" x 10'
MN	Bedroom	10' x 10'
MN	Living Room	15'3" x 16'4"
MN	Kitchen	12' x 9'
MN	Bedroom	12' x 8'
MN	Bedroom	12'6" x 12'3"

Style of Home: **Basement Entry**Basement Style: **Full, Fully Finished**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Hot Water, Natural Gas**Exterior: **Vinyl**Fireplace Fuel: **None**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL 63187 LT 406 LD 36 SEC 8 TWP 2 PART NW 1/4.**Amenities: **Independent living, Shared Laundry**Site Infl: **Private Yard, Shopping Nearby**

Features:

List Broker 1: **Metro Edge Realty**List Broker 2: **Metro Edge Realty**P.I.D.: **001-993-755**

Well built and maintained duplex. 3 bedrooms up & 2 bdrm suite down on each side. 4 zone hot water heat with 2 thermostat controls on each unit. Laundry facilities on each side. 8 parking stalls at rear with lane access. One side owner occupied; the other side is tenanted. Excellent for family or investment. Great location, near schools, transit. Legal non-conforming duplex. Huge 12,575 SF lot (100' frontage by 126') with potential to subdivide in future. To show is to sell. Don't miss this one. Bring your offers!



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**Active**
R2210516Board: V
Triplex**1216 FOURTH AVENUE**

New Westminster

Uptown NW

V3M 1T9

Multifamily

\$1,650,000 (LP)(SP) **M****NO IMAGE**
AVAILABLEOriginal Price: **\$1,650,000**

Sold Date:

Approx Yr Built: **1954**Fixtures Leased: **No**Age at List Date: **63**Zoning: **M1**Taxes: **\$3,373.59**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Triplex**

Net Oper. Inc:

Lot SqFt: **6,534.00**

Covered Prkng:

Frontage:

Total Prkng:

Depth:

Pkg Facilities: **Other****Floor Area (sq. ft.)**Main Floor: **2,508**Above: **0**Below: **0**Basement: **0**Unfinished: **0**Total: **2,508**Bedrooms: **0**Bathrooms: **3**Full Baths: **3**Half Baths: **0**# of Kitchens: **0**Total Rooms: **1**Finished Levels: **1**Fireplaces: **0**

Meas. Type:

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	0' x 0'
		x
		x
		x
		x
		x
		x
		x

Style of Home: **1 Storey**Basement Style: **None**Construction: **Frame - Metal**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air**Exterior: **Stucco, Wood**

Fireplace Fuel:

Type of Roof: **Tar & Gravel**Property Discl?: **No**Legal: **PL NWP2620 LT 11 LD 36**

Amenities:

Site Infl:

Features:

List Broker 1: **RE/MAX Real Estate Services**

List Broker 2:

P.I.D.: **013-412-221**

INVESTOR ALERT!!! Opportunity knocks to buy a 6534 sqft lot development property in the approved lower 12th plan. this building with three (1+1+2) self contained units is a good holding property sold as is where is. Rental revenue is \$2800/month. Roof is five years old, central furnace 2 years old, 1 gas meter, 3 electric meters and shared laundry. Designation currently allows for a light industrial building (M1) to be built, this parcel is part of a special study area in New Westminster that has the potential of being zoned for condo/townhouses. A very good development property with Central location, close to all amenities, easy access to highway 91, and the sky train. Property can be sold with neighbouring property mls#C8014937. This opportunity will not last! Do not miss out... **CALL NOW!**

Active
R2183084Board: V
Fourplex**37955-9 WESTWAY AVENUE**

Squamish

Valleycliffe

V0N 3G0

Multifamily

\$1,695,000 (LP)(SP) **M**Original Price: **\$1,888,000**

Sold Date:

Approx Yr Built: **1977**Fixtures Leased: **No**Age at List Date: **40**Zoning: **RM2**Taxes: **\$5,280.25**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Fourplex**

Net Oper. Inc:

Lot SqFt: **14,412.00**Covered Prkng: **3**Frontage: **0.00**Total Prkng: **9**

Depth:

Pkg Facilities: **Carport; Multiple****Floor Area (sq. ft.)**Main Floor: **2,007**Above: **2,007**Below: **0**Basement: **0**Unfinished: **0**Total: **4,014**Bedrooms: **8**Bathrooms: **4**Full Baths: **4**Half Baths: **0**# of Kitchens: **4**Total Rooms: **28**Finished Levels: **2**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Foyer	6'5 x 3'3
MN	Kitchen	12'11 x 9'10
MN	Living Room	16'5 x 14'2
MN	Bedroom	12'2 x 9'2
MN	Bedroom	12'5 x 12'10
MN	Den	6'7 x 8'5
MN	Utility	6'2 x 9'10
MN	Foyer	6'5 x 3'3
MN	Kitchen	12'11 x 9'10
MN	Living Room	16'5 x 14'2

Style of Home: **2 Storey**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air**Exterior: **Mixed**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **LOT 1 BLOCK 1 OF BLOCK F DISTRICT LOT 833 PLAN 1145437955-37959 WESTWAY AVE.**

Amenities:

Site Infl: **Marina Nearby, Recreation Nearby, Shopping Nearby**

Features:

List Broker 1: **Macdonald Realty**List Broker 2: **Macdonald Realty**P.I.D.: **005-816-521**

Fantastic investment opportunity! Located minutes to Hwy 99 with direct access to Vancouver and Whistler. This revenue four-plex located on a huge corner double-sized lot in Valleycliffe with 4 newly renovated suites each with 2 beds + den. Each unit is fully tenanted. All suites are equipped with their own hot water tanks, and gas forced air furnaces, laundry room including in-suite laundry and full kitchens. The property is newly finished with new windows, siding and roof. Each suite has a private yard space with huge views of the Chief. Also includes communal gardens and additional green space. The zoning allows for double the square footage and could potentially accommodate 4 additional units. This is a once in a life time opportunity call for a private viewing!



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**Active****R2173238**

Board: V

Duplex

1546-1548 SHAUGHNESSY STREET

Port Coquitlam

Mary Hill

V3C 6M4

Multifamily

\$1,750,000 (LP)

(SP)

Original Price: **\$1,750,000**

Sold Date:

Approx Yr Built: **1977**Fixtures Leased: **No**Age at List Date: **40**Zoning: **DUPLEX**Taxes: **\$5,746.68**Annual Inc: **\$62,400.00**For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **9,072.00**Covered Prkng: **8**Frontage: **70.00**Total Prkng: **2**Depth: **129**Pkg Facilities: **Carport; Multiple****Floor Area (sq. ft.)**Main Floor: **2,520**Above: **0**Below: **1,964**Basement: **0**Unfinished: **0**Total: **4,484**Bedrooms: **11**Bathrooms: **6**Full Baths: **4**Half Baths: **2**# of Kitchens: **4**Total Rooms: **24**Finished Levels: **2**Fireplaces: **4**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	18' x 12'
MN	Dining Room	12' x 12'
MN	Kitchen	16' x 12'
MN	Eating Area	8' x 12'
MN	Master Bedroom	13'5' x 12'5'
MN	Bedroom	10' x 12'
MN	Bedroom	10' x 13'
MN	Living Room	12'5' x 18'
MN	Dining Room	12' x 12'
MN	Kitchen	16' x 12'

Style of Home: **Basement Entry**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Aluminum, Stone**Fireplace Fuel: **Other**Type of Roof: **Torch-On**Property Discl?: **No**Legal: **PL NWP34319 LT 984 DL 341 LD 36**

Amenities:

Site Infl:

Features:

List Broker 1: **Multiple Realty Ltd.**

List Broker 2:

P.I.D.: **000-581-691**

INVESTOR ALERT. Rarely available legal duplex for sale. Gross income \$62,400.00 Three of the four units pay their own utilities. All units have their own laundry and separate entrances. Well maintained with updated laminate/hardwood floors/carpet. Please call to set up an appointment for viewing.

Active**R2205920**

Board: V

Duplex

1523-1525 SPERLING AVENUE

Burnaby North

Sperling-Duthie

V5B 4J8

Multifamily

\$1,788,000 (LP)

(SP)

Original Price: **\$1,788,000**

Sold Date:

Approx Yr Built: **2017**Fixtures Leased: **No**Age at List Date: **0**Zoning: **R4**Taxes: **\$7,323.59**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **5,320.00**

Covered Prkng:

Frontage: **76.00**

Total Prkng:

Depth: **140**Pkg Facilities: **Garage; Double****Floor Area (sq. ft.)**Main Floor: **1,480**Above: **780**Below: **0**Basement: **0**Unfinished: **0**Total: **2,260**Bedrooms: **5**Bathrooms: **5**Full Baths: **4**Half Baths: **1**# of Kitchens: **2**Total Rooms: **11**Finished Levels: **2**Fireplaces: **2**Meas. Type: **Feet**

Exposure:

Flood Plain: **No**

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
ABV	Master Bedroom	13'1' x 13'8'
ABV	Bedroom	10'8' x 12'
ABV	Bedroom	8'8' x 12'8'
MN	Bedroom	15'4' x 11'8'
MN	Living Room	10'5' x 8'5'
MN	Dining Room	9' x 8'5'
MN	Kitchen	9' x 8'5'
MN	Bedroom	9'7' x 9'11'
MN	Wok Kitchen	6'8' x 8'11'
MN	Flex Room	15'4' x 11'3'

Style of Home: **2 Storey**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Natural Gas, Radiant**Exterior: **Concrete, Mixed, Stone**Fireplace Fuel: **Gas - Natural**Type of Roof: **Asphalt**Property Discl?: **No**Legal: **PL NWP50265 LT 337 DL 132 LD 36 PID 002-882-604**Amenities: **None**

Site Infl:

Features:

List Broker 1: **Century 21 Coastal Realty (Surrey) Ltd.**

List Broker 2:

P.I.D.: **800-116-705**

5 beds, 4 baths, 2 kitchens & 2 laundries side by side. Luxury duplex located at prime of Burnaby. Over 2100' contemporary design w/12' ceiling. Quality built by experienced developer offers 2-5-10 warranty. Potential 1 bedroom mortgage helper w/separate entrance. Radiant heat, A/C, solid wood door, tile & engineered hardwood floor, crown molding. Double car garage w/lane access & RV parking. Molding. Double car garage w/lane access & RV parking. Nutured by leisure surroundings of Burnaby Mountain, Barnet Marine Park, Kensington Park & Burnaby Golf Course, yet short distance drive to Metrotown, Crystal Mall, Brentwood & Lougheed Town. All level top tier schools SFU, BCIT, Burnaby North, MACC at Capitol Hill Elementary near.



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**Active****R2211213**

Board: V

Other

2208 - 2228 ALDER STREET

Vancouver West

Fairview VW

V6H 2R9

Multifamily

\$1,869,600 (LP)(SP) **M**Original Price: **\$1,869,900**

Sold Date:

Approx Yr Built: **2013**Fixtures Leased: **No**Age at List Date: **4**Zoning: **FM-1**Taxes: **\$910.04**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Other**

Net Oper. Inc:

Lot SqFt: **1.00**

Covered Prkng:

Frontage:

Total Prkng:

Depth:

Pkg Facilities: **None****Floor Area (sq. ft.)**Main Floor: **1,502**Above: **0**Below: **0**Basement: **0**Unfinished: **0**Total: **1,502**Bedrooms: **1**Bathrooms: **1**Full Baths: **1**Half Baths: **0**# of Kitchens: **1**Total Rooms: **3**Finished Levels: **1**Fireplaces: **0**

Meas. Type:

Exposure:

Flood Plain:

Bach: **4**

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Kitchen	17'0 x 5'5
MN	Living Room	20'1 x 10'4
MN	Bedroom	8'3 x 7'2

x

x

x

x

x

x

x

Style of Home: **1 Storey**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Electric**Exterior: **Concrete, Mixed**

Fireplace Fuel:

Type of Roof: **Other**Property Discl?: **No**Legal: **SL1, SL2, SL3, SL4 PL EPS1633 LT 1 DL 526 LD 36**Amenities: **Bike Room, Elevator, In Suite Laundry, Storage**Site Infl: **Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**List Broker 1: **RE/MAX Ken Leong**

List Broker 2:

P.I.D.: **800-116-797**

ALDER CROSSING: Efficient and quiet town homes with tons of storage steps away from Granville Island. This open concept studio features: s/s BOSCH appliances, gas stove range, quartz counter tops, in-suite laundry, wide plank flooring and storage locker! Excellent location steps away from the world renowned Vancouver Seawall while close to downtown, shopping and restaurants. **THESE HOMES MUST BE SOLD AS A PACKAGE INCLUDING SL 1, SL2, SL3 and SL4.** Please see the individual listings of each unit at: R2211191, R2211194, R2211199, R2211201.

Active**R2204947**

Board: V

Fourplex

1060 W 16TH AVENUE

Vancouver West

Shaughnessy

V6H 1S6

Multifamily

\$1,899,000 (LP)(SP) **M**Original Price: **\$1,899,000**

Sold Date:

Approx Yr Built: **2017**Fixtures Leased: **No**Age at List Date: **0**Zoning: **RT-2**Taxes: **\$0.00**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Fourplex**

Net Oper. Inc:

Lot SqFt: **1.00**

Covered Prkng:

Frontage:

Total Prkng: **1**

Depth:

Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **595**Above: **608**Below: **0**Basement: **308**Unfinished: **0**Total: **1,511**Bedrooms: **3**Bathrooms: **4**Full Baths: **3**Half Baths: **1**# of Kitchens: **1**Total Rooms: **8**Finished Levels: **3**Fireplaces: **1**

Meas. Type:

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	18'7 x 11'5
MN	Dining Room	15'1 x 6'8
MN	Kitchen	11'10 x 9'
ABV	Master Bedroom	11'10 x 10'1
ABV	Bedroom	9'9 x 9'5
ABV	Bedroom	9'10 x 9'5
ABV	Walk-In Closet	5'3 x 4'10
BST	Recreation	15'6 x 11'3

x

x

Style of Home: **2 Storey w/Bsmt.**Basement Style: **Crawl, Full, Fully Finished**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Natural Gas, Radiant**Exterior: **Hardi Plank**Fireplace Fuel: **Gas - Natural**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **ST LT 1 BL 52 DL 526 NWD ST PL EPS4475**Amenities: **None**

Site Infl:

Features:

List Broker 1: **Sutton Grp-West Coast (Van49)**

List Broker 2:

P.I.D.: **030-231-451**

Rarely available brand new 4plexes in this top Shaughnessy location. Spacious 3 bedroom semi-detached home with professional series appliances, 4 in 1 microwave, hardwood floor throughout, durable hardwood stairs, hot water radiant heating, air conditioning, HRV, mature landscaping. 239 SF crawl space in basement can use as storage. 300 sq ft basement with full bath, can use as a large bedroom. Self managed 4plex, NO STRATA FEES. Call for a private tour. **PRICE FOR QUICK SALE!!! 160/1066/1068 W12 also for sale and on MLS.** Move in a new home for X'mas and New year. Open House, Sat & Sun, 2-4pm.



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Active
R2204935
 Board: V
 Fourplex

1062 W 16TH AVENUE

Vancouver West

Shaughnessy

V6H 1S6

Multifamily
\$1,980,000 (LP)

(SP) **M**Original Price: **\$1,980,000**

Sold Date:

Approx Yr Built: **2017**Fixtures Leased: **No**Age at List Date: **0**Zoning: **RT-2**Taxes: **\$0.00**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Fourplex**

Net Oper. Inc:

Lot SqFt: **1.00**Covered Prkng: **1**

Frontage:

Total Prkng: **1**

Depth:

Pkg Facilities: **Garage; Single****Floor Area (sq. ft.)**

Main Floor: **514**
 Above: **584**
 Below: **0**
 Basement: **398**
 Unfinished: **0**
 Total: **1,496**

Bedrooms: **3**
 Bathrooms: **4**
 Full Baths: **3**
 Half Baths: **1**
 # of Kitchens: **1**
 Total Rooms: **8**
 Finished Levels: **3**
 Fireplaces: **0**
 Meas. Type:
 Exposure:
 Flood Plain:
 # Bach:
 # 1 BR:
 # 2 BR:
 # 3 BR:
 # Other:

Floor	Type	Dimensions
MN	Living Room	15'5" x 11'4"
MN	Dining Room	9'5" x 8'4"
MN	Kitchen	10'4" x 10'3"
MN	Foyer	6'9" x 6'5"
ABV	Master Bedroom	11'7" x 10'
ABV	Bedroom	11'7" x 8'9"
ABV	Bedroom	9' x 8'11"
BST	Recreation	17'5" x 11'10"

Style of Home: **2 Storey w/ Bsmt.**Basement Style: **Crawl, Full, Fully Finished**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Natural Gas, Radiant**Exterior: **Hardi Plank**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **ST LT 2 BL 52 DL 526 NWD ST PL EPS4475**Amenities: **None**

Site Infl:

Features:

List Broker 1: **Sutton Grp-West Coast (Van49)**

List Broker 2:

P.I.D.: **030-231-469**

Rarely available brand new 4plexes in this top Shaughnessy location. Spacious 3 bedroom semi-detached home with professional series appliances, 4 in 1 microwave, hardwood floor throughout, durable hardwood stairs, hot water radiant heating, air conditioning, HRV, single garage, mature landscaping. 116 SF crawl space in basement can use as storage. 398 SF basement with full base as a rec room, can use as a large bedroom. Self managed 4plex, NO STRATA FEES. Call for a private tour. PRICE FOR QUICK SALE!!! 1060/1066/1068 w16 also for sale and on MLS. Move in a new home and ready for X'mas and New Year. Open House, Sat & Sun, 2-4pm.

Active
R2194791
 Board: V
 Duplex

2648 ST. GEORGE STREET

Vancouver East

Mount Pleasant VE

V5T 4P2

Multifamily
\$2,000,000 (LP)

(SP) **M**Original Price: **\$2,000,000**

Sold Date:

Approx Yr Built: **1981**Fixtures Leased: **No**Age at List Date: **36**Zoning: **RT-5**Taxes: **\$6,165.47**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **4,026.00**

Covered Prkng:

Frontage: **33.00**

Total Prkng:

Depth: **122**Pkg Facilities: **Garage Underbuilding****Floor Area (sq. ft.)**

Main Floor: **1,100**
 Above: **900**
 Below: **0**
 Basement: **0**
 Unfinished: **0**
 Total: **2,000**

Bedrooms: **5**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 # of Kitchens: **2**
 Total Rooms: **8**
 Finished Levels: **2**
 Fireplaces: **2**
 Meas. Type: **Feet**
 Exposure:
 Flood Plain: **No**
 # Bach:
 # 1 BR:
 # 2 BR:
 # 3 BR:
 # Other:

Floor	Type	Dimensions
MN	Bedroom	10' x 12'
MN	Bedroom	10' x 10'
MN	Living Room	10' x 15'
MN	Kitchen	6' x 9'
ABV	Bedroom	10' x 12'
ABV	Bedroom	10' x 10'
ABV	Bedroom	10' x 10'
ABV	Kitchen	6' x 9'

Style of Home: **2 Storey**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Slab**Heat / Fuel: **Baseboard, Hot Water,**Exterior: **Stucco**Fireplace Fuel: **Wood**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL VAP18501 LT E BLK 156 DL 264A LD 36 OF LOT D.**Amenities: **Shared Laundry**Site Infl: **Lane Access, Recreation Nearby**Features: **Clothes Dryer, Clothes Washer, Drapes/Window Coverings, Refrigerator, Stove**List Broker 1: **Macdonald Commercial R.E.Serv.**

List Broker 2:

P.I.D.: **007-160-097**

Duplex on 33 x 122 ft RT-5 lot c/w laneway home potential. Corner lot c/w up/down legal duplex. 3 bdrms up and 3 bdrms down. Vacant possession available. All measurements to be verified by the buyer.



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**Active****R2185224**

Board: V

Duplex

2803 VICTORIA DRIVE

Vancouver East

Grandview VE

V5N 4L5

Multifamily

\$2,000,000 (LP)(SP) **M**Original Price: **\$2,399,000**

Sold Date:

Approx Yr Built: **1979**Fixtures Leased: **No**Age at List Date: **38**Zoning: **RT5AN**Taxes: **\$4,979.00**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **3,695.34**Covered Prkng: **4**Frontage: **33.00**Total Prkng: **4**Depth: **111.98**Pkg Facilities: **Add. Parking Avail., Garage; Double, Open****Floor Area (sq. ft.)**

Main Floor:	1,450
Above:	0
Below:	0
Basement:	1,100
Unfinished:	0
Total:	2,550

Bedrooms:	6
Bathrooms:	3
Full Baths:	3
Half Baths:	0
# of Kitchens:	2
Total Rooms:	17
Finished Levels:	2
Fireplaces:	2
Meas. Type:	Feet
Exposure:	
Flood Plain:	
# Bach:	
# 1 BR:	
# 2 BR:	
# 3 BR:	
# Other:	

Style of Home: **2 Storey, Basement Entry**Basement Style: **Full, Fully Finished**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Natural Gas**Exterior: **Brick, Stucco**Fireplace Fuel: **Wood**Type of Roof: **Tar & Gravel**Property Discl?: **Yes**Legal: **PL VAP17399 LT D BLK 169 DL 264A LD 36 OF LOTS A & B**

Amenities:

Site Infl: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**

Features:

List Broker 1: **Amex Broadway West Realty**

List Broker 2:

P.I.D.: **007-282-842**

Floor	Type	Dimensions
MN	Living Room	24' x 12'
MN	Dining Room	14'6 x 10'
MN	Kitchen	19' x 10'
MN	Eating Area	0' x 0'
MN	Master Bedroom	16' x 11'
MN	Walk-In Closet	7' x 4'
MN	Bedroom	10' x 9'
MN	Bedroom	10' x 8'8
MN	Laundry	8'3 x 5'3
MN	Other	21' x 9'5

Rare find! Up & down duplex. 1890 East 12th Ave & 2803 Victoria Drive. Perfect for 2 families or joint venture. Built in investment as property is slated for development & will be zoned to allow apartment buildings up to 4 storeys. Open floor plan with 3 bdrms up & 3 bdrms down. Private entrances, 2 separate metres, 2 laundries, 7 year old roof. Unique opportunity to enjoy the home & benefit from the investment. Owner occupied on the main floor. Ground floor tenanted at \$2,300/month. All measurements are approximate only. Please verify if deemed important.

Active**R2204940**

Board: V

Fourplex

1066 W 16TH AVENUE

Vancouver West

Shaughnessy

V6H 1S6

Multifamily

\$2,050,000 (LP)(SP) **M**Original Price: **\$2,050,000**

Sold Date:

Approx Yr Built: **2017**Fixtures Leased: **No**Age at List Date: **0**Zoning: **RT-2**Taxes: **\$0.00**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Fourplex**

Net Oper. Inc:

Lot SqFt: **1.00**Covered Prkng: **1**

Frontage:

Total Prkng: **1**

Depth:

Pkg Facilities: **Garage; Single****Floor Area (sq. ft.)**

Main Floor:	580
Above:	617
Below:	0
Basement:	313
Unfinished:	0
Total:	1,510

Bedrooms:	3
Bathrooms:	4
Full Baths:	3
Half Baths:	1
# of Kitchens:	1
Total Rooms:	7
Finished Levels:	3
Fireplaces:	1
Meas. Type:	
Exposure:	
Flood Plain:	
# Bach:	
# 1 BR:	
# 2 BR:	
# 3 BR:	
# Other:	

Style of Home: **2 Storey w/ Bsmt.**Basement Style: **Crawl, Full, Fully Finished**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Natural Gas, Radiant**Exterior: **Hardi Plank**Fireplace Fuel: **Gas - Natural**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **ST LT 3 BL 52 DL 526 NWD ST PL EPS4475**Amenities: **None**

Site Infl:

Features:

List Broker 1: **Sutton Grp-West Coast (Van49)**

List Broker 2:

P.I.D.: **030-231-477**

Floor	Type	Dimensions
MN	Living Room	16'11 x 14'8
MN	Dining Room	11'7 x 8'11
MN	Kitchen	11'11 x 8'7
ABV	Master Bedroom	12'3 x 9'4
ABV	Bedroom	10'11 x 9'
ABV	Bedroom	10'3 x 9'3
BST	Recreation	15'9 x 10'10
		x
		x
		x

Rarely available brand new 4plexes in this top Shaughnessy location. Spacious 3 bedroom semi-detached home with professional series appliances, 4 in 1 microwave, hardwood floor throughout, durable hardwood stairs, hot water radiant heating, air conditioning, HRV. Single garage. 252 SF crawl space in basement can use as storage. 313 sq ft basement as rec room with full bath, can use as a large bedroom. Self managed 4plex, NO STRATA FEES. Call for a private tour. PRICE FOR QUICK SALE!!! Move in a new home for X'mas & New Year. 1060/1062/1068 W16 also for sale and on MLS. Open House, Sat & Sun, 2-4pm.



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**Active****R2194316**

Board: V

Duplex

10531-10551 ANAHIM DRIVE

Richmond

McNair

V7A 3C6

Multifamily

\$2,125,000 (LP)(SP) **M**Original Price: **\$2,199,900**

Sold Date:

Approx Yr Built: **1975**Fixtures Leased: **No**Age at List Date: **42**Zoning: **RD1**Taxes: **\$4,254.29**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **10,160.00**Covered Prkng: **0**Frontage: **80.00**Total Prkng: **2**Depth: **127**Pkg Facilities: **Open****Floor Area (sq. ft.)**

Main Floor:	2,500
Above:	0
Below:	2,500
Basement:	0
Unfinished:	0
Total:	5,000

Bedrooms:	10
Bathrooms:	6
Full Baths:	4
Half Baths:	2
# of Kitchens:	2
Total Rooms:	20
Finished Levels:	2
Fireplaces:	4
Meas. Type:	Feet
Exposure:	
Flood Plain:	
# Bach:	
# 1 BR:	
# 2 BR:	
# 3 BR:	
# Other:	

Style of Home: **Basement Entry**Basement Style: **Fully Finished**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air**Exterior: **Wood**Fireplace Fuel: **Wood**Type of Roof: **Torch-On**Property Discl?: **Yes**Legal: **PL 45307 LT 318 BLK 4N LD 36 SEC 26 RNG 6W**Amenities: **In Suite Laundry**Site Infl: **Central Location, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **RE/MAX Real Estate Services**

List Broker 2:

P.I.D.: **003-857-841**

Floor	Type	Dimensions
MN	Living Room	29' x 12'
MN	Kitchen	12' x 6'
MN	Bedroom	9'9 x 15'
MN	Bedroom	11'9 x 9'
MN	Master Bedroom	16'6 x 12'
MN	Living Room	29' x 12'
MN	Kitchen	12' x 16'
MN	Bedroom	9'9 x 15'
MN	Bedroom	11'9 x 9'
MN	Master Bedroom	16'6 x 12'

INVESTOR and BUILDER ALERT!! Ideal McNair location Quiet family neighborhood. Very functional 5,000 square foot Duplex is situated on 80'x 127' corner lot (10,160 sq. ft.) 2 suites upstairs have 3 bedrooms and 2 bathrooms. 2 suites downstairs have 2 bedrooms and one bathroom each. Recent updated include a new roof, decks, balcony, exterior paint and kitchen. North facing fenced back yard with sundeck and Close to shopping, transit and recreation. Walking distance to McNair Secondary and Kingswood Elementary. All 4 units are currently tenanted at Below Market Rates of \$3,800.00 and potential for much higher income.

Active**R2176538**

Board: V

Duplex

1111 DUTHIE AVENUE

Burnaby North

Sperling-Duthie

V5A 2R3

Multifamily

\$2,170,000 (LP)(SP) **M**Original Price: **\$2,188,000**

Sold Date:

Approx Yr Built: **1968**Fixtures Leased: **No**Age at List Date: **49**Zoning: **R4**Taxes: **\$7,616.17**Annual Inc: **\$42,000.00**For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**Net Oper. Inc: **\$42,000.00**Lot SqFt: **9,072.00**Covered Prkng: **2**Frontage: **72.00**Total Prkng: **12**Depth: **126**Pkg Facilities: **Garage; Double****Floor Area (sq. ft.)**

Main Floor:	2,203
Above:	0
Below:	1,665
Basement:	0
Unfinished:	0
Total:	3,868

Bedrooms:	10
Bathrooms:	4
Full Baths:	4
Half Baths:	0
# of Kitchens:	4
Total Rooms:	24
Finished Levels:	2
Fireplaces:	2
Meas. Type:	Feet
Exposure:	
Flood Plain:	
# Bach:	
# 1 BR:	
# 2 BR:	1,10
# 3 BR:	1,30
# Other:	

Style of Home: **2 Storey**Basement Style: **Fully Finished, Separate**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Stucco, Wood**Fireplace Fuel: **Wood**Type of Roof: **Torch-On**Property Discl?: **Yes**Legal: **PL NWP32215 LT 213 DL 135 LD 36**Amenities: **In Suite Laundry, Storage**Site Infl: **Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Garage Door Opener, Oven-Built In, Refrigerator,**List Broker 1: **Dexter Associates Realty**

List Broker 2:

P.I.D.: **002-564-581**

Floor	Type	Dimensions
ABV	Bedroom	9'9 x 11'4
ABV	Bedroom	13'1 x 8'10
ABV	Bedroom	11'7 x 11'3
ABV	Bedroom	9'10 x 11'3
ABV	Bedroom	13'2 x 8'10
ABV	Bedroom	11'7 x 11'7
ABV	Living Room	13'5 x 17'5
ABV	Living Room	13'6 x 17'3
ABV	Dining Room	10'1 x 6'9
ABV	Dining Room	10'2 x 6'7

Builders and Investors ALERT!! This FULL Duplex (non strata) with an R4 zoning has never been on the market until now. Desirable rental property. BUY, HOLD or BUILD...the possibilities are ENDLESS! This rare property comes with 3 bedrooms up and 2 bedrooms down on each side. Approximately \$4,200 monthly rental revenue excluding utilities. Garage with lane access and all suites have their own laundry. 3,868,sqft of comfortable living space. Sitting on a massive 72 x 126 lot in the prime Sperling/Duthie neighbourhood, in close proximity just minutes away from Simon Fraser University, Burnaby North High School, Lochdale Elementary, Kensington Square Shopping Centre and Burnaby Mountain Golf Course. Open House Sat, June 17th & Sun, June 19th from 2pm-4pm



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**Active****R2175587**

Board: V
Duplex

1607 E 10TH AVENUE

Vancouver East
Grandview VE
V5N 1X6

Multifamily

\$2,198,000 (LP)(SP) **M**Original Price: **\$2,498,000**

Sold Date:

Floor Area (sq. ft.)Approx Yr Built: **9999**Fixtures Leased: **No**Age at List Date: **999**Zoning: **RT-5**Taxes: **\$5,216.87**Annual Inc: **\$60,000.00**For Tax Year: **2016**Oper. Exp: **\$10,000.00**Dwelling Type: **Duplex**Net Oper. Inc: **\$50,000.00**Lot SqFt: **4,191.00**

Covered Prkng:

Frontage: **33.00**

Total Prkng:

Depth: **127**Pkg Facilities: **Open**

Main Floor: **900**
Above: **900**
Below: **900**
Basement: **600**
Unfinished: **0**
Total: **3,300**

Bedrooms: **6**
Bathrooms: **3**
Full Baths: **3**
Half Baths: **0**
of Kitchens: **1**
Total Rooms: **12**
Finished Levels: **4**
Fireplaces: **0**
Meas. Type: **Feet**
Exposure:
Flood Plain: **No**
Bach:
1 BR:
2 BR:
3 BR:
Other:

Style of Home: **4 Level Split**Basement Style: **Full**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Baseboard, Electric**Exterior: **Vinyl, Wood**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **VAP2614 LT A BLK 161 DL 264A LD 36**Amenities: **None**

Site Infl:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Sprinkler - Fire, Windows - Thermo**List Broker 1: **Royal Pacific Realty Corp.**

List Broker 2:

P.I.D.: **011-924-748**

Floor	Type	Dimensions
MN	Living Room	12' x 12'
MN	Kitchen	8' x 10'
MN	Bedroom	8' x 7'
ABV	Other	12' x 12'5
ABV	Other	8' x 10'
ABV	Bedroom	8' x 7'
ABV	Bedroom	0' x 0'
ABV	Bedroom	0' x 0'
BLW	Other	26' x 14'
BLW	Other	11' x 9'

Prime commercial Drive/Broadway location just one block to the Broadway Skytrain Station. 1 bdrm suite rents for \$1200/m, 2 bdrm suite rented for \$2,000/month and a 3 bdrm 2 level suite rented for \$1800/month. Updated in 2008 with new electrical, plumbing, sprinklers, kitchens with granite counter tops, bathrooms, H/W and marble flooring, each suite has its own W&D, D/W, stable tenants revenue increase from under market rents. all measurements to be verified by buyer if deemed important.

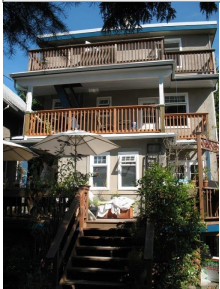
Active**R2189471**

Board: V
Triplex

650 E 12TH AVENUE

Vancouver East
Mount Pleasant VE
V5T 2H8

Multifamily

\$2,198,000 (LP)(SP) **M**Original Price: **\$2,198,000**

Sold Date:

Floor Area (sq. ft.)Approx Yr Built: **1908**Fixtures Leased: **No**Age at List Date: **109**Zoning: **RT5**Taxes: **\$4,289.65**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Triplex**

Net Oper. Inc:

Lot SqFt: **4,026.00**

Covered Prkng:

Frontage: **33.00**Total Prkng: **3**Depth: **122.00**Pkg Facilities: **Other**

Main Floor: **871**
Above: **805**
Below: **644**
Basement: **907**
Unfinished: **0**
Total: **3,227**

Bedrooms: **6**
Bathrooms: **4**
Full Baths: **4**
Half Baths: **0**
of Kitchens: **4**
Total Rooms: **17**
Finished Levels: **4**
Fireplaces: **1**
Meas. Type: **Feet**
Exposure:
Flood Plain:
Bach:
1 BR:
2 BR:
3 BR:
Other:

Style of Home: **Basement Entry**Basement Style: **Full**Construction: **Frame - Wood**Water Supply: **Community**Foundation: **Concrete Perimeter**Heat / Fuel: **Electric, Forced Air**Exterior: **Stucco**Fireplace Fuel: **Wood**Type of Roof: **Asphalt, Torch-On**Property Discl?: **No**Legal: **PL VAP376 LT 8 BLK 175 DL 264A LD 36**

Amenities:

Site Infl:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **Royal LePage Sussex (WVan)**

List Broker 2:

P.I.D.: **015-330-443**

Floor	Type	Dimensions
MN	Kitchen	11' x 11'
MN	Living Room	15" x 13"
MN	Master Bedroom	12" x 13"
MN	Walk-In Closet	7" x 13"
ABV	Kitchen	13" x 15"
ABV	Living Room	13" x 12"
ABV	Master Bedroom	10" x 12"
ABV	Walk-In Closet	0" x 0"
BLW	Kitchen	10" x 6"
BLW	Living Room	17' x 16'

Investors Alert! Huge Potential. Legal & bright SW facing Triplex "possibly 4 plex" with lane way house potential sits on the highest point of the Hill with partial mountain view. This fully furnished "equipped with dishes, linens) Turn Key Triplex rents well below current market. All suites were renovated in 2009 including re-wired re-plumbed, re-gas fitted, new hot water tank plus a high efficiency furnace. Furnace was installed in 2005. Each unit comes with its own washer dryer & gas range. Power service was upgraded to 200 amp & roof was replaced in 2003 & it comes with 3 parking! This is a must See!



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**Active****R2204958**

Board: V

Fourplex

1068 W 16TH AVENUE

Vancouver West

Shaughnessy

V6H 1S6

Multifamily

\$2,199,000 (LP)

(SP)

Original Price: **\$2,199,000**

Sold Date:

Approx Yr Built: **2017**Fixtures Leased: **No**Age at List Date: **0**Zoning: **RT-2**Taxes: **\$0.00**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Fourplex**

Net Oper. Inc:

Lot SqFt: **1.00**

Covered Prkng:

Frontage:

Total Prkng: **1**

Depth:

Pkg Facilities: **Open****Floor Area (sq. ft.)**

Main Floor:	689
Above:	660
Below:	0
Basement:	354
Unfinished:	0
Total:	1,703

Bedrooms:	3
Bathrooms:	4
Full Baths:	3
Half Baths:	1
# of Kitchens:	1
Total Rooms:	7
Finished Levels:	3
Fireplaces:	1
Meas. Type:	
Exposure:	
Flood Plain:	
# Bach:	
# 1 BR:	
# 2 BR:	
# 3 BR:	
# Other:	

Style of Home: **2 Storey w/Bsmt.**Basement Style: **Crawl, Full, Fully Finished**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Natural Gas, Radiant**Exterior: **Hardi Plank**Fireplace Fuel: **Gas - Natural**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **ST LT 4 BL 52 DL 526 NWD ST PL EPS4475**Amenities: **None**

Site Infl:

Features:

List Broker 1: **Sutton Grp-West Coast (Van49)**

List Broker 2:

P.I.D.: **030-231-485**

Rarely available brand new 4plexes in this top Shaughnessy location. Spacious 3 bedroom semi-detached home with professional series appliances, 4 in 1 microwave, hardwood floor throughout, durable hardwood stairs, hot water radiant heating, air conditioning, HRV, mature landscaping. 333 SF crawl space in basement can use as storage. 354 SF basement with full bathroom as a rec room also can use as a large bedroom. Self managed 4plex, no strata fees. Call for a private tour. **PRICE FOR QUICK SALE!!!** Move in a new home for X'mas and New Year. Open House, Sat & Sun, 2-4pm.

Active**R2206733**

Board: V

Duplex

1605-1607 BLAINE AVENUE

Burnaby North

Sperling-Duthie

V5A 2L9

Multifamily

\$2,199,000 (LP)

(SP)

Original Price: **\$1,999,000**

Sold Date:

Approx Yr Built: **1977**Fixtures Leased: **No**Age at List Date: **40**Zoning: **R4**Taxes: **\$9,252.20**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **9,000.00**Covered Prkng: **0**Frontage: **75.00**Total Prkng: **4**Depth: **120**Pkg Facilities: **Open****Floor Area (sq. ft.)**

Main Floor:	2,336
Above:	2,249
Below:	0
Basement:	0
Unfinished:	0
Total:	4,585

Bedrooms:	12
Bathrooms:	4
Full Baths:	4
Half Baths:	0
# of Kitchens:	4
Total Rooms:	22
Finished Levels:	2
Fireplaces:	0
Meas. Type:	Feet
Exposure:	
Flood Plain:	
# Bach:	
# 1 BR:	
# 2 BR:	
# 3 BR:	
# Other:	

Style of Home: **2 Storey**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air**Exterior: **Mixed**

Fireplace Fuel:

Type of Roof: **Tar & Gravel**Property Discl?: **Yes**Legal: **PL NWP78817 LT 1 DL 135 LD 36**

Amenities:

Site Infl: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Features:

List Broker 1: **Sutton Grp-Vancouver First Rty**

List Broker 2:

P.I.D.: **011-888-458**

EXCELLENT INCOME GENERATING PROPERTY in the Burnaby North Area. Well maintained duplex with many great updates, including; paint, carpets, laminate flooring, kitchen cabinets, appliances, quartz countertops, toilets, washer/dryer, furnaces, hot water tank, etc. Kids and pets can play in the level fenced yard, Close to SFU and Burnaby North Secondary. Easy access to transit, shopping and parks.



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**Active****R2181900**

Board: V

Duplex

5050 5052 BELLEVILLE AVENUE

Burnaby South

Central Park BS

V5G 2S6

Multifamily

\$2,199,900 (LP)

(SP)

Original Price: **\$2,199,900**

Sold Date:

Approx Yr Built: **1963**Fixtures Leased: **No**Age at List Date: **54**Zoning: **R5**Taxes: **\$7,287.93**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **7,524.00**

Covered Prkng:

Frontage: **66.00**Total Prkng: **6**Depth: **114**Pkg Facilities: **Add. Parking Avail.****Floor Area (sq. ft.)**

Main Floor: **2,017**
 Above: **0**
 Below: **2,017**
 Basement: **0**
 Unfinished: **0**
 Total: **4,034**

Bedrooms: **10**
 Bathrooms: **4**
 Full Baths: **4**
 Half Baths: **0**
 # of Kitchens: **4**
 Total Rooms: **20**
 Finished Levels: **2**
 Fireplaces: **0**
 Meas. Type: **Feet**
 Exposure:
 Flood Plain:
 # Bach:
 # 1 BR:
 # 2 BR:
 # 3 BR:
 # Other:

Floor	Type	Dimensions
MN	Living Room	16' x 15'
MN	Kitchen	18' x 9'
MN	Bedroom	13' x 12'
MN	Bedroom	12' x 11'
MN	Bedroom	12' x 7'
MN	Living Room	16' x 15'
MN	Kitchen	17' x 9'
MN	Bedroom	13' x 12'
MN	Bedroom	12' x 10'
MN	Bedroom	12' x 8'

Style of Home: **2 Storey**Basement Style: **Fully Finished**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air**Exterior: **Hardi Plank, Mixed**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL NWP2287 LT 11 DL 35 LD 36**Amenities: **Independent living**Site Infl: **Central Location, Private Setting, Private Yard, Recreation Nearby**Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Storage Shed**List Broker 1: **RE/MAX Central**

List Broker 2:

P.I.D.: **007-556-926**

Great potential for 4 rental units \$4919 Rent Per Month. Great location well kept side by side duplex 66 x 114 level lot 7,524 sqft in a quiet neighbourhood w/ lots of street appeal. Owner has occupied on side for 46 yrs, mostly in original condition w/nice hardwood floors w/inlay under carpets, 3 bdrms on main, dbl glaze windows in 2006 & furnace replaced in 2002. One side has an inlaw suite & the other side has suite potential. Nicely landscaped w/fenced backyard, perfect for investors or hold to rebuild. 2 blocks to Inman Elementary & close to Moscrop Secondary, BCIT & Metrotown. Room measurements for one side only. Open House July 09, 2-4pm.

Active**R2120050**

Board: F

Duplex

13848-13858 FRASER HIGHWAY

North Surrey

Whalley

V3T 4E7

Multifamily

\$2,200,000 (LP)

(SP)

Original Price: **\$2,200,000**

Sold Date:

Approx Yr Built: **1990**Fixtures Leased: **No**Age at List Date: **27**Zoning: **DRZ**Taxes: **\$5,491.62**

Annual Inc:

For Tax Year: **2015**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **28,488.00**

Covered Prkng:

Frontage: **182.91**Total Prkng: **10**Depth: **314**Pkg Facilities: **Open****Floor Area (sq. ft.)**

Main Floor: **2,900**
 Above: **2,900**
 Below: **0**
 Basement: **2,900**
 Unfinished: **0**
 Total: **8,700**

Bedrooms: **18**
 Bathrooms: **8**
 Full Baths: **8**
 Half Baths: **0**
 # of Kitchens: **4**
 Total Rooms: **28**
 Finished Levels: **3**
 Fireplaces: **0**
 Meas. Type: **Feet**
 Exposure:
 Flood Plain: **No**
 # Bach:
 # 1 BR:
 # 2 BR:
 # 3 BR:
 # Other:

Floor	Type	Dimensions
ABV	Living Room	15' x 15'
ABV	Dining Room	15' x 15'
ABV	Master Bedroom	15'6 x 13'
ABV	Bedroom	12' x 9'
ABV	Bedroom	10' x 12'
ABV	Kitchen	15' x 13'
ABV	Living Room	15' x 15'
ABV	Dining Room	15' x 15'
ABV	Master Bedroom	15'6 x 13'
ABV	Bedroom	12' x 9'

Style of Home: **2 Storey w/Bsmt., Basement Entry**Basement Style: **Full, Fully Finished,**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Slab**Heat / Fuel: **Forced Air**Exterior: **Vinyl**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL 7035 LT 1 BLK 5N LD 36 SEC 35 RNG 2W EXCEPT PLAN PR DEDICATED ROAD ON REF PL LMP89.**

Amenities:

Site Infl: **Central Location, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **Metro Edge Realty**List Broker 2: **Metro Edge Realty**P.I.D.: **002-028-689**

Great investment property has 6 rental units (18 bedrooms and 12 bathrooms) with over \$9,000/month rental income. Upper 2 units are with 2 full bathrooms and the rest of them are 1.5 bathroom. Fully renovated this year. Potential \$2,000/month parking income as well. City Central location with walking distance to skytrain, bus station, Holland Park, Walmart, T&T, SFU, hospital, library, community and City Hall. Please check with The City for all future potentials. Please do not disturb the tenants and Touchbase or Call for more information.



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**Active****R2207036**

Board: V

Duplex

778-780 W 68TH AVENUE

Vancouver West

Marpole

V6P 2T9

Multifamily

\$2,299,900 (LP)

(SP)

Original Price: **\$2,299,900**

Sold Date:

Approx Yr Built: **1970**Fixtures Leased: **No**Age at List Date: **47**Zoning: **RT-2**Taxes: **\$6,515.30**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **4,026.00**Covered Prkng: **2**Frontage: **33.00**Total Prkng: **5**Depth: **122**Pkg Facilities: **DetachedGrge/Carport, Visitor Parking****Floor Area (sq. ft.)**

Main Floor:	930
Above:	1,020
Below:	0
Basement:	0
Unfinished:	0
Total:	1,950

Bedrooms:	5
Bathrooms:	2
Full Baths:	2
Half Baths:	0
# of Kitchens:	2
Total Rooms:	11
Finished Levels:	2
Fireplaces:	0
Meas. Type:	Feet
Exposure:	
Flood Plain:	
# Bach:	
# 1 BR:	
# 2 BR:	
# 3 BR:	
# Other:	

Style of Home: **2 Storey**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Natural Gas**Exterior: **Mixed**

Fireplace Fuel:

Type of Roof: **Other**Property Discl?: **Yes**Legal: **PL VAP2399 LT 5 BLK 19 DL 319 LD 36 OF BLK D, & DL 323 & 324.**Amenities: **In Suite Laundry**Site Infl: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **Oakwyn Realty Ltd.**

List Broker 2:

P.I.D.: **013-826-247**

Floor	Type	Dimensions
MN	Living Room	12'0 x 12'0
MN	Dining Room	11'0 x 9'3
MN	Kitchen	11'0 x 7'7
MN	Master Bedroom	15'0 x 10'0
MN	Bedroom	10'8 x 9'5
ABV	Living Room	15'0 x 12'6
	Dining Room	9'0 x 8'8
ABV	Kitchen	11'0 x 7'6
ABV	Bedroom	10'10 x 9'0
ABV	Bedroom	10'0 x 7'0

Full duplex on a flat lot for sale in desirable Marpole area! Ideal for investor or builder investment. This home is in excellent condition and has been very well kept by current owners. Upper floor features completely reno'd, open kitchen, upgrades to bathroom, spacious floorplan with 2 bedrooms on "main-upper" floor and master bedroom above, with access to brand new, spacious sundeck! Many updates to home including: new flooring (w/i 5 years), new roof (w/i 4 years), new hot water tank (w/i 2 years) and storage area, which may count as liveable space. All this on a large 33 x 122 ft. lot. School catchments: elem. Sir Wilfrid Laurier high. Sir Winston Churchill (french immers.). Contact for viewings!

Active**R2185296**

Board: V

Duplex

12016 YORK STREET

Maple Ridge

West Central

V2X 5S1

Multifamily

\$2,325,000 (LP)

(SP)

Original Price: **\$2,325,000**

Sold Date:

Approx Yr Built: **2015**Fixtures Leased: **No**Age at List Date: **2**Zoning: **RS-1**Taxes: **\$6,758.28**Annual Inc: **\$80,280.00**For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**Net Oper. Inc: **\$80,280.00**Lot SqFt: **9,192.38**Covered Prkng: **2**

Frontage:

Total Prkng: **2**

Depth:

Pkg Facilities: **Garage; Double****Floor Area (sq. ft.)**

Main Floor:	759
Above:	608
Below:	0
Basement:	380
Unfinished:	0
Total:	1,747

Bedrooms:	3
Bathrooms:	3
Full Baths:	2
Half Baths:	1
# of Kitchens:	1
Total Rooms:	9
Finished Levels:	3
Fireplaces:	1
Meas. Type:	
Exposure:	
Flood Plain:	
# Bach:	
# 1 BR:	
# 2 BR:	1
# 3 BR:	3
# Other:	

Style of Home: **2 Storey w/Bsmt.**Basement Style: **Part**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Electric**Exterior: **Wood**Fireplace Fuel: **Electric**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL EPS2819 LT 1 DL 396 LD 36. OTHER PIDS; 029-644-488; 029-644-496; 029-644-500**Amenities: **None**Site Infl: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Sprinkler - Fire**List Broker 1: **RE/MAX LifeStyles Realty**

List Broker 2:

P.I.D.: **029-644-470**

Floor	Type	Dimensions
MN	Living Room	13'6 x 11'
MN	Kitchen	15' x 9'9
MN	Eating Area	8'6 x 8'6
MN	Dining Room	12' x 9'
MN	Foyer	8' x 5'
ABV	Master Bedroom	15'4 x 12'
ABV	Bedroom	10'6 x 8'4
ABV	Bedroom	9'6 x 8'
BST	Den	16' x 8'

A DOUBLE HEADER FOR THE SAVY BUYER! 2 Duplexes with 4 units, all with individual titles, rented out to great tenants. NO STRATA FEES here. The four homes range in size from 1309 sq.ft. to 1747 sq.ft. Unique heritage Duplex home, completely renovated, in compliance with city & provincial guidelines, PLUS a brand NEW DUPLEX in the heart of Maple Ridge, close to all amenities. First class layout with top notch workmanship and attention to detail throughout both homes. A charming blend of the warmth of a Heritage Home with all the beauty and conveniences of a newer one. This is your opportunity to own a piece of history, built in 1911 by Joseph Beeton and later owned by the Daykin family. More details available from listing Realtor.



Presented by:

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Active
R2209107
 Board: V
 Fourplex

1215-1217 DUTHIE AVENUE

Burnaby North
 Sperling-Duthie
 V5A 2R5

Multifamily
\$2,388,000 (LP)
 (SP) **M**



Original Price: **\$2,388,000**
 Approx Yr Built: **1978**
 Age at List Date: **39**
 Taxes: **\$8,712.58**
 For Tax Year: **2017**
 Dwelling Type: **Fourplex**
 Lot SqFt: **8,582.00**
 Frontage:
 Depth:

Sold Date:
 Fixtures Leased: **No**
 Zoning: **R4**
 Annual Inc:
 Oper. Exp:
 Net Oper. Inc:
 Covered Prkng: **2**
 Total Prkng: **10**
 Pkg Facilities: **Open**

Floor Area (sq. ft.)
 Main Floor: **2,097**
 Above: **2,560**
 Below: **0**
 Basement: **0**
 Unfinished: **0**
 Total: **4,657**

Bedrooms: **10**
 Bathrooms: **6**
 Full Baths: **6**
 Half Baths: **0**
 # of Kitchens: **4**
 Total Rooms: **24**
 Finished Levels: **2**
 Fireplaces: **3**
 Meas. Type: **Feet**
 Exposure:
 Flood Plain: **No**
 # Bach: **321**
 # 1 BR: **38,5**
 # 2 BR: **9,00**
 # 3 BR: **29,5**
 # Other:

Floor	Type	Dimensions
MN	Kitchen	20'2 x 13'4
MN	Living Room	12'10 x 8'6
MN	Bedroom	11'10 x 9'6
MN	Bedroom	16'8 x 9'6
MN	Foyer	11' x 7'
MN	Utility	7'8 x 4'
ABV	Kitchen	17'2 x 12'8
ABV	Living Room	16' x 12'4
ABV	Dining Room	12'4 x 11'
ABV	Master Bedroom	13' x 9'10

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Foundation: **Concrete Perimeter**
 Exterior: **Brick, Stucco**
 Type of Roof: **Torch-On**

Basement Style: **Fully Finished**
 Water Supply: **City/Municipal**
 Heat / Fuel: **Forced Air, Natural Gas**
 Fireplace Fuel: **Electric**
 Property Discl?: **Yes**

Legal: **PL NWP54048 LT 483 DL 135 LD 36**Amenities: **In Suite Laundry, Storage**Site Infl: **Central Location, Private Setting, Recreation Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System, Storage Shed**List Broker 1: **Bel-Air Realty Group Ltd.**

List Broker 2:

P.I.D.: **002-789-213**

Immaculate all 4 units! Complete renovation in 2015! New furnace x2 new hot water tank x2, new vinyl windows, new plumbing, new electrical, new cedar fence, new baths, new cabs & counters, new paint, new light fixtures. Insuite laundry all units, 1 roughed-in only! Owner occupies 1215 & 1217 is rented. Up rented \$1,762/month, Down rented \$1,450/month. Up is month to month, down leased till Jan 2018.

Active
R2187251
 Board: V
 Duplex

1354-1356 E 16 AVENUE

Vancouver East
 Knight
 V5T 4G8

Multifamily
\$2,480,000 (LP)
 (SP) **M**



Original Price: **\$3,500,000**
 Approx Yr Built: **1977**
 Age at List Date: **40**
 Taxes: **\$7,815.87**
 For Tax Year: **2017**
 Dwelling Type: **Duplex**
 Lot SqFt: **6,039.00**
 Frontage: **49.50**
 Depth: **122**

Sold Date:
 Fixtures Leased: **No**
 Zoning: **RT-2**
 Annual Inc:
 Oper. Exp:
 Net Oper. Inc:
 Covered Prkng: **2**
 Total Prkng: **4**
 Pkg Facilities: **Carport; Single, Garage; Single, Open**

Floor Area (sq. ft.)
 Main Floor: **1,820**
 Above: **1,858**
 Below: **0**
 Basement: **0**
 Unfinished: **0**
 Total: **3,678**

Bedrooms: **8**
 Bathrooms: **6**
 Full Baths: **4**
 Half Baths: **2**
 # of Kitchens: **4**
 Total Rooms: **20**
 Finished Levels: **2**
 Fireplaces: **4**
 Meas. Type: **Feet**
 Exposure:
 Flood Plain:
 # Bach:
 # 1 BR:
 # 2 BR: **4**
 # 3 BR:
 # Other:

Floor	Type	Dimensions
MN	Living Room	18'11 x 12'1
MN	Dining Room	9'2 x 7'7
MN	Kitchen	16'8 x 7'4
MN	Bedroom	11'5 x 7'9
MN	Master Bedroom	12' x 11'3
BLW	Living Room	11'3 x 11'
BLW	Dining Room	10'9 x 8'11
BLW	Kitchen	16'11 x 7'4
BLW	Bedroom	9'3 x 7'10
BLW	Master Bedroom	12'2 x 11'3

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Foundation: **Other**
 Exterior: **Mixed**
 Type of Roof: **Torch-On**

Basement Style: **Full**
 Water Supply: **City/Municipal**
 Heat / Fuel: **Electric**
 Fireplace Fuel: **Wood**
 Property Discl?: **Yes**

Legal: **LOT1 AND STRATA LOT2, DIS LOT301, STRATAPLVR488 TOGETHER W/AN INTEREST IN THE COMMON**Amenities: **In Suite Laundry, Storage**

Site Infl:

Features:

List Broker 1: **Century 21 In Town Realty**List Broker 2: **TRG Residential Downtown Rlty**P.I.D.: **004-134-877**

Side by side (4 unit) strata title duplex, 49.5 x 122 RT-2 lot (must be sold together), fab mountain views. Each side contains a top floor 920 sq.ft. 2 bedroom, 1 1/2 bath. suite plus lower floor two bedroom, 1 bath 902 sq.ft. suite for a tot. of 4 self contained units. The build. is in exc. cond. & the suites are very bright (4 skylights, 2 each side), 4 wood burn. f.places & have been updated. New: torch on roof (2016), rear deck & stairs with canopy & skylights (2016), approx. 490 sq.ft. of outdoor liv. space. Upper e.side unit feat. new designer kitch with stone counters, heated floors, new deluxe stainless appliances. Tenanted mth to mth at \$4000.00(1354 e.16), owner occupied(1356 e.16). Great investment or extended family or co-owners, plus a mortgage helper.



Presented by:

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**Active****R2165512**

Board: V

Duplex

2815 FRASER STREET

Vancouver East
Mount Pleasant VE
V5T 3V8

Multifamily

\$2,500,000 (LP)(SP) **M**Original Price: **\$2,500,000**

Sold Date:

Approx Yr Built: **1953**Fixtures Leased: **No**Age at List Date: **64**Zoning: **RT-5**Taxes: **\$4,763.53**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **4,026.00**

Covered Prkng:

Frontage: **33.00**

Total Prkng:

Depth: **122**Pkg Facilities: **Open****Floor Area (sq. ft.)**

Main Floor: **1,625**
Above: **0**
Below: **1,625**
Basement: **0**
Unfinished: **0**
Total: **3,250**

Bedrooms: **8**
Bathrooms: **6**
Full Baths: **6**
Half Baths: **0**
of Kitchens: **6**
Total Rooms: **18**
Finished Levels: **2**
Fireplaces: **0**
Meas. Type: **Feet**
Exposure:
Flood Plain: **No**
Bach:
1 BR:
2 BR:
3 BR:
Other:

Floor	Type	Dimensions
MN	Kitchen	12'6" x 10'5"
MN	Living Room	16'7" x 12'5"
MN	Master Bedroom	12'2" x 8'7"
MN	Bedroom	11'11" x 8'2"
MN	Den	8'6" x 6'
MN	Kitchen	12'6" x 10'5"
MN	Living Room	16'7" x 12'5"
MN	Master Bedroom	12' x 10'
MN	Bedroom	10' x 9'
BST	Kitchen	10'8" x 8'

Style of Home: **2 Storey**Basement Style: **Fully Finished, Separate**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Baseboard, Electric**Exterior: **Stucco**

Fireplace Fuel:

Type of Roof: **Metal**Property Discl?: **Yes**Legal: **PL VAP376 LT 12 BLK 175 DL 264A LD 36**

Amenities:

Site Infl:

Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Stove**List Broker 1: **Sutton Centre Realty**

List Broker 2:

P.I.D.: **014-892-022**

Legal s/s duplex. Corner lot could be part of land assembly for future redevelopment opportunity in Mount Pleasant Infill House and Laneway. Owner lives in 2 bedroom + den. All tenanted with Tenancy Agreement. Great income! Over 58,000/year. House is sold "as is where is" All measurements are approximate, buyer to verify if important.

Active**R2209545**

Board: V

Duplex

6940- 6942 BURNS COURT

Burnaby South
Upper Deer Lake
V5E 1T6

Multifamily

\$2,500,000 (LP)(SP) **M**Original Price: **\$2,500,000**

Sold Date:

Approx Yr Built: **1975**Fixtures Leased: **No**Age at List Date: **42**Zoning: **RS**Taxes: **\$8,769.89**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **7,918.00**

Covered Prkng:

Frontage: **0.00**Total Prkng: **6**Depth: **0**Pkg Facilities: **Other****Floor Area (sq. ft.)**

Main Floor: **1,298**
Above: **1,242**
Below: **0**
Basement: **0**
Unfinished: **0**
Total: **2,540**

Bedrooms: **10**
Bathrooms: **6**
Full Baths: **4**
Half Baths: **2**
of Kitchens: **4**
Total Rooms: **24**
Finished Levels: **2**
Fireplaces: **2**
Meas. Type: **Feet**
Exposure:
Flood Plain: **No**
Bach:
1 BR:
2 BR:
3 BR:
Other:

Floor	Type	Dimensions
MN	Living Room	18' x 12'
MN	Master Bedroom	10' x 13'
MN	Bedroom	9'6" x 11'5"
MN	Bedroom	12' x 11'6"
MN	Dining Room	11'6" x 11'
MN	Family Room	13'2" x 11'6"
MN	Kitchen	11' x 8'
MN	Bedroom	11'6" x 11'5"
MN	Bedroom	12' x 11'6"
MN	Kitchen	11'6" x 9'6"

Style of Home: **2 Storey**Basement Style: **Full**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Electric**Exterior: **Stucco**Fireplace Fuel: **Wood**Type of Roof: **Torch-On**Property Discl?: **Yes**Legal: **PL NWP19484 LT 2 DL 92 LD 36**Amenities: **In Suite Laundry**Site Infl: **Central Location, Cul-de-Sac, Marina Nearby, Recreation Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Storage Shed, Swimming Pool Equip.**List Broker 1: **Team 3000 Realty Ltd.**

List Broker 2:

P.I.D.: **002-673-657**

Alert investors, 2 level duplex on Deer Lake area Central Burnaby with 10 bdrm + 4 full baths + 2 pcs 1/2 bathroom, 4 units. (2 three bed rooms up+ 2 two bed rooms first floor , each unit has own access and won laundry) with 4 long term tenants ,EACH SIDE OF DUPLEX IS 2450 SQ FEET total 4900 sq feet ,now total rent \$5300/month. New owner could get around \$7000 rent/month. 6 years torch-on roof and 5 years all new windows, walk to school, 5 mins drive to Metrotown Mall in Burnaby, 10 mins drives to BCIT. Very central and very close to all kinds of shopping.



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**Active**
R2209706Board: V
Duplex**6947-6949 WINCH STREET**Burnaby North
Sperling-Duthie
V5B 2L7Multifamily
\$2,500,000 (LP)
(SP) **M**Original Price: **\$2,500,000**

Sold Date:

Floor Area (sq. ft.)Main Floor: **2,356**
Above: **0**
Below: **0**
Basement: **2,100**
Unfinished: **0**
Total: **4,456**Bedrooms: **8**
Bathrooms: **4**
Full Baths: **4**
Half Baths: **0**
of Kitchens: **4**
Total Rooms: **23**
Finished Levels: **2**
Fireplaces: **2**
Meas. Type: **Feet**
Exposure:
Flood Plain: **No**
Bach:
1 BR:
2 BR:
3 BR:
Other:Approx Yr Built: **1983**
Age at List Date: **34**
Taxes: **\$9,700.86**
For Tax Year: **2017**
Dwelling Type: **Duplex**
Lot SqFt: **11,200.00**
Frontage: **80.00**
Depth: **140**Fixtures Leased: **No**
Zoning: **R4**
Annual Inc:
Oper. Exp:
Net Oper. Inc:
Covered Prkng: **2**
Total Prkng: **10**
Pkg Facilities: **Garage; Single, RV Parking Avail.**Style of Home: **2 Storey w/ Bsmt.**Basement Style: **Full**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Baseboard, Hot Water,**Exterior: **Brick, Stucco**Fireplace Fuel: **Wood**Type of Roof: **Other**Property Discl?: **No**Legal: **SL 1 & SL 2 GR 1 100/200 DL 132 LD 36 PL NWS2100 ROLL #113069470000 / #11306940000 PID**Amenities: **None**Site Infl: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Storage Shed, Vacuum**List Broker 1: **Royal Pacific Rlty. (Kingsway)**

List Broker 2:

P.I.D.: **800-116-683****Quality built duplex in popular Sperling – Duthie neighborhood. Rare strata titled with huge 80 x 140 lot. Massive potential as a rental money earner. 4 suites, 4 laundries, be quick! Need some notice to view****Active**
R2207598Board: V
Duplex**6326-6330 BEATRICE STREET**Vancouver East
Killarney VE
V5P 3R4Multifamily
\$2,500,000 (LP)
(SP) **M**Original Price: **\$2,500,000**

Sold Date:

Floor Area (sq. ft.)Main Floor: **1,050**
Above: **1,050**
Below: **1,000**
Basement: **0**
Unfinished: **0**
Total: **3,100**Bedrooms: **8**
Bathrooms: **3**
Full Baths: **3**
Half Baths: **0**
of Kitchens: **2**
Total Rooms: **13**
Finished Levels: **3**
Fireplaces: **0**
Meas. Type: **Feet**
Exposure:
Flood Plain:
Bach:
1 BR:
2 BR:
3 BR:
Other:Approx Yr Built: **1957**
Age at List Date: **60**
Taxes: **\$5,078.00**
For Tax Year:
Dwelling Type: **Duplex**
Lot SqFt: **6,013.39**
Frontage: **51.13**
Depth: **117.61**Fixtures Leased: **No**
Zoning: **RT-2**
Annual Inc:
Oper. Exp:
Net Oper. Inc:
Covered Prkng: **3**
Total Prkng: **4**
Pkg Facilities: **Carport & Garage, Garage; Double**Style of Home: **3 Storey**Basement Style: **Partly Finished**Construction: **Concrete Block, Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Natural Gas**Exterior: **Stucco**

Fireplace Fuel:

Type of Roof: **Tar & Gravel**Property Discl?: **Yes**Legal: **LT E PCL W LD 734 PL VAP9513 LD 36**

Amenities:

Site Infl:

Features:

List Broker 1: **Birds Nest Properties**

List Broker 2:

P.I.D.: **008-715-891****Location! Location! Close to transit, restaurants, schools and parks. Legal duplex with 3 units. Build now or renovate. Call for details**



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**Active****R2152151**

Board: V

Duplex

6815-6817 HALIFAX STREET

Burnaby North

Sperling-Duthie

V5B 2R3

Multifamily

\$2,538,000 (LP)

(SP)

Original Price: **\$2,538,000**

Sold Date:

Approx Yr Built: **1971**Fixtures Leased: **No**Age at List Date: **46**Zoning: **R4**Taxes: **\$7,506.22**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **8,712.00**Covered Prkng: **2**Frontage: **72.00**Total Prkng: **6**Depth: **121**Pkg Facilities: **Carport; Single****Floor Area (sq. ft.)**

Main Floor:	2,700
Above:	0
Below:	2,100
Basement:	0
Unfinished:	0
Total:	4,800

Bedrooms:	10
Bathrooms:	6
Full Baths:	4
Half Baths:	2
# of Kitchens:	4
Total Rooms:	20
Finished Levels:	2
Fireplaces:	2
Meas. Type:	Feet
Exposure:	
Flood Plain:	
# Bach:	
# 1 BR:	
# 2 BR:	
# 3 BR:	
# Other:	

Style of Home: **Basement Entry**Basement Style: **Fully Finished**Construction: **Modular/Prefab**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Stucco**Fireplace Fuel: **Wood**Type of Roof: **Tar & Gravel**Property Discl?: **Yes**Legal: **PL NWP1493 LT 133 DL 132 LD 36**

Amenities:

Site Infl:

Features:

List Broker 1: **Amex - Fraseridge Realty**

List Broker 2:

P.I.D.: **003-227-855**

Floor	Type	Dimensions
MN	Living Room	19'0" x 13'0"
MN	Kitchen	17'0" x 11'0"
MN	Dining Room	12'0" x 11'0"
MN	Master Bedroom	13'0" x 12'0"
MN	Bedroom	11'0" x 10'0"
MN	Bedroom	11'0" x 8'0"
BLW	Living Room	18'0" x 13'0"
BLW	Kitchen	14'0" x 13'0"
BLW	Bedroom	15'0" x 11'0"
BLW	Bedroom	9' x 10'

NICE SOUTH FACING, ground level entry S/S Duplex in HIGH DEMAND North Burnaby area. Living one side and getting rent from the other side. Flat LOT zone R4 duplex 72' x 121'. Good holding property.

Active**R2167310**

Board: V

Duplex

5186-5188 WILLINGDON AVENUE

Burnaby South

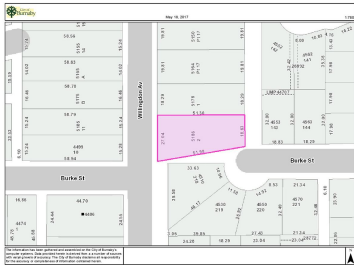
Forest Glen BS

V5G 3J3

Multifamily

\$2,599,000 (LP)

(SP)

Original Price: **\$2,599,000**

Sold Date:

Approx Yr Built: **1968**Fixtures Leased: **No**Age at List Date: **49**Zoning: **R4**Taxes: **\$7,529.85**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **12,575.00**

Covered Prkng:

Frontage: **88.72**

Total Prkng:

Depth: **168.51**Pkg Facilities: **Garage; Double****Floor Area (sq. ft.)**

Main Floor:	2,274
Above:	2,588
Below:	0
Basement:	2,588
Unfinished:	0
Total:	7,450

Bedrooms:	15
Bathrooms:	7
Full Baths:	7
Half Baths:	0
# of Kitchens:	4
Total Rooms:	22
Finished Levels:	3
Fireplaces:	0
Meas. Type:	Feet
Exposure:	
Flood Plain:	
# Bach:	
# 1 BR:	
# 2 BR:	
# 3 BR:	
# Other:	

Style of Home: **2 Storey w/Bsmt.**Basement Style: **Fully Finished, Separate**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air**Exterior: **Stucco, Vinyl**

Fireplace Fuel:

Type of Roof: **Tar & Gravel**Property Discl?: **Yes**Legal: **PL NWP23522 LT 2 DL 33 LD 36**

Amenities:

Site Infl: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

List Broker 1: **New Coast Realty**

List Broker 2:

P.I.D.: **003-058-239**

Floor	Type	Dimensions
ABV	Bedroom	11' x 14'
ABV	Bedroom	11' x 13'
ABV	Bedroom	9' x 11'
ABV	Bedroom	11' x 13'
ABV	Bedroom	13' x 10'
ABV	Bedroom	12' x 9'
ABV	Bedroom	12' x 13'
ABV	Bedroom	13' x 10'
ABV	Bedroom	12' x 9'
ABV	Bedroom	12' x 13'

Investors alert! Over 12,500 sqft duplex lot at central location. Great cash flow investment plus Fantastic North mountain Views. Rent income over \$7000. Side by side Duplex at the Cul-de-sac of Burke St w/ PANORAMIC VIEWS of Forest Glen, North Shore mountains & Cities. Close to BCIT, Metrotrans, Schools, transit, Moscrop Secondary. Showing by appointment only with 24 hr notice Please do not disturb tenants.



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**Active****R2207013**

Board: V

Duplex

720-722 SPERLING AVENUE

Burnaby North

Sperling-Duthie

V5B 4H5

Multifamily

\$2,599,000 (LP)(SP) **M**Original Price: **\$2,599,000**

Sold Date:

Approx Yr Built: **1962**Fixtures Leased: **No**Age at List Date: **55**Zoning: **R5**Taxes: **\$7,198.14**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **8,360.00**

Covered Prkng:

Frontage: **76.00**

Total Prkng:

Depth: **110**Pkg Facilities: **Carport & Garage****Floor Area (sq. ft.)**Main Floor: **1,855**Above: **0**Below: **1,855**Basement: **0**Unfinished: **0**Total: **3,710**Bedrooms: **12**Bathrooms: **4**Full Baths: **4**Half Baths: **0**# of Kitchens: **0**Total Rooms: **15**Finished Levels: **4**Fireplaces: **4**Meas. Type: **Feet**

Exposure:

Flood Plain: **Exempt**

Bach:

1 BR:

2 BR: **2**# 3 BR: **2**

Other:

Floor	Type	Dimensions
ABV	Bedroom	14' x 13'
ABV	Bedroom	14' x 13'
ABV	Bedroom	10' x 10'
ABV	Living Room	14' x 14'
ABV	Bedroom	14' x 13'
ABV	Bedroom	14' x 13'
ABV	Bedroom	10' x 10'
BST	Bedroom	14' x 13'
BST	Bedroom	10' x 10'
BST	Living Room	12' x 26'

Style of Home: **Other**Construction: **Brick, Concrete Block, Frame -**Foundation: **Concrete Block**Exterior: **Brick, Concrete**Type of Roof: **Asphalt**Basement Style: **Fully Finished**Water Supply: **City/Municipal**Heat / Fuel: **Baseboard**Fireplace Fuel: **Gas - Natural**Property Discl?: **Yes**Legal: **PL NWP23700 LT 2 DL 206 LD 36**Amenities: **In Suite Laundry**

Site Infl:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher**List Broker 1: **Multiple Realty Ltd.**

List Broker 2:

P.I.D.: **000-818-917**

Great location! North Burnaby Duplex central to everything. Well maintained good income generating property. Seconds from bus stop, walking distance to Hastings and Kensington Plaza. Close to SFU and BCIT. OPEN HOUSE Sunday September 24th.

Active**R2210501**

Board: V

Duplex

8440-8460 NO 3 ROAD

Richmond

Garden City

V6Y 2E7

Multifamily

\$2,698,000 (LP)(SP) **M**Original Price: **\$2,698,000**

Sold Date:

Approx Yr Built: **1958**Fixtures Leased: **No**Age at List Date: **59**Zoning: **RD1**Taxes: **\$5,206.00**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **12,260.00**Covered Prkng: **2**Frontage: **132.00**Total Prkng: **2**Depth: **93**Pkg Facilities: **Grge/Double Tandem, Open, RV Parking****Floor Area (sq. ft.)**Main Floor: **1,056**Above: **840**Below: **840**Basement: **0**Unfinished: **0**Total: **2,736**Bedrooms: **4**Bathrooms: **2**Full Baths: **2**Half Baths: **0**# of Kitchens: **2**Total Rooms: **14**Finished Levels: **3**Fireplaces: **2**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	16' x 12'
MN	Dining Room	11' x 10'
MN	Kitchen	15' x 10'
MN	Living Room	16' x 12'
MN	Dining Room	11' x 10'
MN	Kitchen	15' x 10'
ABV	Master Bedroom	13' x 11'
ABV	Bedroom	12'6 x 8'6
ABV	Master Bedroom	13' x 11'
ABV	Bedroom	12'6 x 8'6

Style of Home: **2 Storey w/Bsmt.**Construction: **Frame - Wood**Foundation: **Concrete Perimeter**Exterior: **Mixed, Stucco, Vinyl**Type of Roof: **Asphalt**Basement Style: **Fully Finished, Part**Water Supply: **City/Municipal**Heat / Fuel: **Natural Gas**Fireplace Fuel: **Wood**Property Discl?: **Yes**Legal: **PL 17986 LT 27 BLK 4N LD 36 SEC 21 RNG 6W**Amenities: **In Suite Laundry**Site Infl: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

List Broker 1: **Sutton Grp-West Coast (Brdwy)**

List Broker 2:

P.I.D.: **009-773-037**

Duplex home sitting on a Large 12,260 Sub-dividable lot (132x93). This is your opportunity to buy and hold with the option to subdivide into 2 large lots and build 2 new homes. Opportunities like this rarely come available....



Presented by:

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**Active****R2183314**

Board: V

Duplex

8151-8171 LUNDY ROAD

Richmond

Garden City

V6Y 2H4

Multifamily

\$2,750,000 (LP)

(SP)

Original Price: **\$2,750,000**

Sold Date:

Approx Yr Built: **1964**Fixtures Leased: **No**Age at List Date: **53**Zoning: **RD1**Taxes: **\$6,989.09**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **12,078.00**Covered Prkng: **2**Frontage: **86.00**Total Prkng: **4**Depth: **141**Pkg Facilities: **Carport; Single****Floor Area (sq. ft.)**Main Floor: **2,754**Above: **0**Below: **1,600**Basement: **0**Unfinished: **0**Total: **4,354**Bedrooms: **6**Bathrooms: **4**Full Baths: **4**Half Baths: **0**# of Kitchens: **3**Total Rooms: **14**Finished Levels: **2**Fireplaces: **2**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	17'10 x 13'4
MN	Kitchen	13'10 x 10'
MN	Master Bedroom	13'6 x 12'6
MN	Bedroom	11'6 x 10'
BLW	Living Room	15'10 x 13'4
BLW	Kitchen	13'10 x 10'
BLW	Bedroom	13' x 10'
MN	Master Bedroom	12'8 x 12'8
MN	Bedroom	11'10 x 9'
MN	Kitchen	13'10 x 11'8

Style of Home: **2 Storey**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Mixed, Stucco, Wood**Fireplace Fuel: **Wood**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **LT 1 & LT 2 PL NWS561 BLK 4N LD 36 SEC 31 RNG 6W**Amenities: **None**

Site Infl:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **Multiple Realty Ltd.**

List Broker 2:

P.I.D.: **001-436-295**

Rare find duplex lot of 86' x 41' (lot size of 12,078 SF) in Richmond city center near No. 3 Road and Blundell Road. Excellent location in the Garden City subdivision, quiet neighbourhood and yet easy access to transit & city center plus 2-level of schools nearby. Property currently has two 2-storeys side by side duplex and still in livable condition. Seller has applied and obtained approval from City of Richmond to rezone to two single family dwelling lots (RS2/B) each of 43' x 141' (6,039 SF). Your next step is to do the subdivision into 2 legal lots, submit floor plans for building permits to build two dream homes in this prestigious location or hold now and build later. Truly a great investment opportunity. Act fast.

Active**R2200220**

Board: V

Duplex

4171-4191 BURTON AVENUE

Richmond

Quilchena RI

V7C 4P9

Multifamily

\$2,850,000 (LP)

(SP)

Original Price: **\$2,850,000**

Sold Date:

Approx Yr Built: **1976**Fixtures Leased: **No**Age at List Date: **41**Zoning: **RS1/E**Taxes: **\$3,337.31**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **9,822.00**

Covered Prkng:

Frontage: **93.99**Total Prkng: **8**Depth: **104**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **2,622**Above: **2,632**Below: **0**Basement: **0**Unfinished: **0**Total: **5,254**Bedrooms: **7**Bathrooms: **6**Full Baths: **4**Half Baths: **2**# of Kitchens: **4**Total Rooms: **28**Finished Levels: **2**Fireplaces: **4**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	16' x 12'7
MN	Dining Room	12'2 x 12'7
MN	Kitchen	12'7 x 9'3
MN	Eating Area	12'7 x 8'
MN	Bedroom	12'8 x 10'
MN	Bedroom	9'3 x 9'1
MN	Laundry	11'7 x 6'5
MN	Foyer	11'7 x 4'1
MN	Foyer	12'8 x 6'2
ABV	Living Room	16' x 12'10

Style of Home: **2 Storey**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air**Exterior: **Mixed**Fireplace Fuel: **Wood**Type of Roof: **Other**Property Discl?: **No**Legal: **PL NWS2418 LT 1 AND LT 2 BLK 4N LD 36 SEC 14 RNG 7W TOGETHER WITH AN INTEREST IN THE**Amenities: **In Suite Laundry**Site Infl: **Central Location, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **RE/MAX Westcoast**

List Broker 2:

P.I.D.: **004-485-629**

Great opportunity! Spacious Duplex on a 9822 SF lot in Quilchena. This lot has potential to be subdivided. Each side has 2627 SF with 2 upper units have 3 BR, 1.5 Bath with kitchen, 2 Lower units have 2 BR, 1BTH with kitchen. Family has owned this property since early 70's. Great central Richmond location, close to shopping, transit, school/park. Great Investment/Rental Potential. Easy to hold now, build new house in the future!



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**Active****R2189975**Board: V
Duplex**273/275 W 5TH STREET**

North Vancouver
Lower Lonsdale
V7M 1J9

Multifamily

\$2,888,000 (LP)(SP) **M**Original Price: **\$2,888,000**

Sold Date:

Approx Yr Built: **1978**Fixtures Leased: **No**Age at List Date: **39**Zoning: **RT1**Taxes: **\$7,200.15**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Wellness Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **7,000.00**Covered Prkng: **0**

Frontage:

Total Prkng: **4**

Depth:

Pkg Facilities: **Other****Floor Area (sq. ft.)**

Main Floor: **1,976**
Above: **0**
Below: **1,976**
Basement: **0**
Unfinished: **0**
Total: **3,952**

Bedrooms: **6**
Bathrooms: **6**
Full Baths: **6**
Half Baths: **0**
of Kitchens: **2**
Total Rooms: **14**
Finished Levels: **2**
Fireplaces: **0**
Meas. Type:
Exposure:
Flood Plain: **No**
Bach:
1 BR:
2 BR:
3 BR:
Other:

Style of Home: **2 Storey**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Electric**Exterior: **Wood**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL VAP750 LT 2 BLK 124 DL 271 LD 36**

Amenities:

Site Infl:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **Royal LePage Sussex (Van)**

List Broker 2:

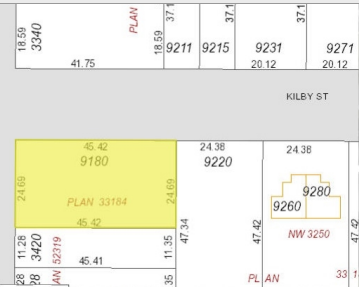
P.I.D.: **007-627-611**

Prime location in Lower Lonsdale walking distance to Lonsdale Quay, transit, seabus, restaurants, and shopping. Fully rented at approximately \$79,000/year, great revenue and holding property! Currently updated with new windows, paint(interior and exterior), flooring, and lights. OCP designates property at Res 3, which allows for potential rezoning, with a FSR of .75 - Townhouses, rowhouses, triplexes, four-plexes. Hold & rent or build new! All showings by appointment only.

Active**R2162691**Board: V
Duplex**9180 KILBY STREET**

Richmond
West Cambie
V6X 1P1

Multifamily

\$2,980,000 (LP)(SP) **M**Original Price: **\$2,688,000**

Sold Date:

Approx Yr Built: **1968**Fixtures Leased: **No**Age at List Date: **49**Zoning: **RS1/B**Taxes: **\$4,298.98**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Wellness Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **12,056.00**

Covered Prkng:

Frontage:

Total Prkng:

Depth:

Pkg Facilities: **Carport; Multiple****Floor Area (sq. ft.)**

Main Floor: **1,830**
Above: **0**
Below: **1,640**
Basement: **0**
Unfinished: **0**
Total: **3,470**

Bedrooms: **8**
Bathrooms: **4**
Full Baths: **4**
Half Baths: **0**
of Kitchens: **4**
Total Rooms: **14**
Finished Levels: **2**
Fireplaces: **0**
Meas. Type: **Feet**
Exposure:
Flood Plain:
Bach:
1 BR:
2 BR:
3 BR:
Other:

Style of Home: **2 Storey**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Mixed**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL 33184 LT 51 BLK 5N LD 36 SEC 27 RNG 6W**

Amenities:

Site Infl:

Features:

List Broker 1: **New Coast Realty**

List Broker 2:

P.I.D.: **006-784-500**

INVESTOR ALERT! Attention builders and investors! Rare opportunity to own a large 12069 sq ft lot in the heart of this fast developing & highly demanded West Cambie area! Priced at lot value and building is bonus. This duplex site has also been reviewed for 3 lot subdivisions under RS! guidelines. The 3 lots are proposed each to build a 2200 sq ft single house on a 4000 sq ft lot.



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Active
R2208637
 Board: V
 Triplex

2213 OXFORD STREET

Vancouver East

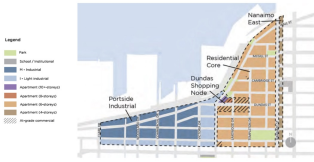
Hastings

V5L 1G2

Multifamily
\$2,988,000 (LP)

(SP) **M**

Figure 6.17: Cedar Cove Land Use Map and Character Areas

Original Price: **\$2,988,000**

Sold Date:

Approx Yr Built: **1956**Fixtures Leased: **No**Age at List Date: **61**Zoning: **RM-3A**Taxes: **\$4,487.98**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Triplex**

Net Oper. Inc:

Lot SqFt: **6,100.00**

Covered Prkng:

Frontage: **49.50**

Total Prkng:

Depth: **122**Pkg Facilities: **Add. Parking Avail., Garage; Double****Floor Area (sq. ft.)**

Main Floor: **1,094**
 Above: **1,094**
 Below: **0**
 Basement: **1,094**
 Unfinished: **0**
 Total: **3,282**

Bedrooms: **6**
 Bathrooms: **3**
 Full Baths: **3**
 Half Baths: **0**
 # of Kitchens: **3**
 Total Rooms: **12**
 Finished Levels: **3**
 Fireplaces: **0**
 Meas. Type: **Feet**
 Exposure:
 Flood Plain:
 # Bach:
 # 1 BR:
 # 2 BR:
 # 3 BR:
 # Other:

Style of Home: **3 Storey**Basement Style: **Fully Finished**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Electric**Exterior: **Stucco**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **LOT 15 BLOCK 14 DISTRICT LOT 184 PLAN 178**

Amenities:

Site Infl:

Features:

List Broker 1: **RE/MAX City Realty (FraserSt)**List Broker 2: **RE/MAX City Realty (FraserSt)**P.I.D.: **015-692-256**

DEVELOPMENT OPPORTUNITY! RM-3A Zoned 49.5 x 122 building lot - a part of the Grandview-Woodland Community Plan. Lots of options on this development site - zoning will allow for a six storey rental building. Build now or hold an collect rent from the 3 x 2 bedroom suites. Call for an information package now.

Active
R2206409
 Board: V
 Triplex

3316 W 3RD AVENUE

Vancouver West

Kitsilano

V6R 1L4

Multifamily
\$2,998,000 (LP)

(SP) **M**Original Price: **\$2,998,000**

Sold Date:

Approx Yr Built: **1912**Fixtures Leased: **No**Age at List Date: **105**Zoning: **RT-8**Taxes: **\$8,967.79**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Triplex**

Net Oper. Inc:

Lot SqFt: **3,959.00**Covered Prkng: **1**Frontage: **33.00**Total Prkng: **3**Depth: **119.86**Pkg Facilities: **Garage; Single, Open****Floor Area (sq. ft.)**

Main Floor: **979**
 Above: **839**
 Below: **866**
 Basement: **0**
 Unfinished: **600**
 Total: **3,284**

Bedrooms: **6**
 Bathrooms: **3**
 Full Baths: **3**
 Half Baths: **0**
 # of Kitchens: **3**
 Total Rooms: **16**
 Finished Levels: **3**
 Fireplaces: **2**
 Meas. Type: **Feet**
 Exposure:
 Flood Plain:
 # Bach:
 # 1 BR:
 # 2 BR:
 # 3 BR:
 # Other:

Style of Home: **3 Level Split**Basement Style: **Full, Fully Finished**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air**Exterior: **Other**Fireplace Fuel: **Electric**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL VAP229 LT 5 BLK 24 DL 540 LD 36**Amenities: **Storage**Site Infl: **Central Location, Marina Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **Engel & Volkers Vancouver**List Broker 2: **Engel & Volkers Vancouver**P.I.D.: **015-418-855**

Beautifully maintained Multi-Family home North of 4th in prime Kitsilano neighbourhood. Yearly revenue potential is roughly \$84K. All three floors have 2 bdrms and 1 bath and are all fully renovated and separated into three self-contained suites. Top floor features Brazilian hardwood flooring, open concept kitchen with mountain views and bonus large accessible attic space for storage. Main floor features maple hardwood flooring & washer dryer. Roof is 6 years old, new electrical and plumbing throughout. Beautifully landscaped gardens with great patio for all units in the back yard. 1 single car garage with 2 open parking spots.



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**Active****R2134378**

Board: V

Duplex

8660 ODLIN CRESCENT

Richmond

West Cambie

V6X 1E8

Multifamily

\$3,100,000 (LP)

(SP)

Original Price: **\$3,100,000**

Sold Date:

Approx Yr Built: **1959**Fixtures Leased: **No**Age at List Date: **58**Zoning: **RD1**Taxes: **\$4,277.72**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **14,263.00**

Covered Prkng:

Frontage: **0.00**

Total Prkng:

Depth: **0**Pkg Facilities: **Other****Floor Area (sq. ft.)**Main Floor: **2,000**Above: **0**Below: **0**Basement: **0**Unfinished: **0**Total: **2,000**Bedrooms: **4**Bathrooms: **2**Full Baths: **2**Half Baths: **0**# of Kitchens: **2**Total Rooms: **8**Finished Levels: **1**Fireplaces: **2**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	0' x 0'
MN	Kitchen	0' x 0'
MN	Bedroom	0' x 0'
MN	Bedroom	0' x 0'
MN	Living Room	0' x 0'
MN	Kitchen	0' x 0'
MN	Bedroom	0' x 0'
MN	Bedroom	0' x 0'

Style of Home: **1 Storey**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Natural Gas, Other**Exterior: **Other**Fireplace Fuel: **Wood**Type of Roof: **Other**Property Discl?: **Yes**Legal: **PL 18482 LT 37 BLK 5N LD 36 SEC 33 RNG 6W**

Amenities:

Site Infl: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

List Broker 1: **RE/MAX Select Properties**

List Broker 2:

P.I.D.: **003-960-536**

Investors and developers alert! Rare find multifamily duplex home with two units located in a huge LOT POTENTIAL FOR REZONING. Welcome to check out this nearly 15000sq ft lot situated on a quiet yet central location. This excellent duplex offers approximately 2000sq ft of living spaces (1000sq ft in each unit). Updates done in 2013 include new kitchen flooring, new bathroom etc. GREAT OPPORTUNITY TO OWN FOR INVESTMENT OR BUILD YOUR HUGE DREAM HOME OR ASSEMBLE TO REZONING IN THE FUTURE!!!

Active**R2193501**

Board: V

Triplex

362 W 18TH AVENUE

Vancouver West

Cambie

V5Y 2A7

Multifamily

\$3,200,000 (LP)

(SP)

Original Price: **\$3,200,000**

Sold Date:

Approx Yr Built: **1911**Fixtures Leased: **No**Age at List Date: **106**Zoning: **RS-7**Taxes: **\$7,013.83**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Triplex**

Net Oper. Inc:

Lot SqFt: **4,026.00**

Covered Prkng:

Frontage: **33.00**Total Prkng: **3**Depth: **122**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **1,051**Above: **1,621**Below: **994**Basement: **0**Unfinished: **0**Total: **3,666**Bedrooms: **7**Bathrooms: **3**Full Baths: **3**Half Baths: **0**# of Kitchens: **3**Total Rooms: **17**Finished Levels: **4**Fireplaces: **1**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	15'11 x 13'1
MN	Kitchen	12'11 x 12'6
MN	Master Bedroom	19'3 x 9'10
MN	Bedroom	10'11 x 9'3
MN	Foyer	5'6 x 6'8
ABV	Living Room	15'11 x 14'11
ABV	Dining Room	14'11 x 12'3
ABV	Kitchen	10'4 x 10'3
ABV	Bedroom	10'10 x 9'10
ABV	Bedroom	11'11 x 8'10

Style of Home: **4 Level Split**Basement Style: **Full**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Electric**Exterior: **Stucco, Wood**Fireplace Fuel: **Wood**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL VAP2354 LT 4 BLK 542 DL 526 LD 36**Amenities: **In Suite Laundry, Shared Laundry, Storage**Site Infl: **Central Location, Private Yard, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **Royal Pacific Rlty. (Kingsway)**List Broker 2: **Amex Broadway West Realty**P.I.D.: **013-871-412**

Rare opportunity to own a LEGAL TRIPLEX in the heart of Cambie Village! Beautifully renovated on 3 levels with an extra large bonus loft space. Open concept design throughout all levels. The home is nicely fitted with crown mouldings and high ceilings on the main and upper levels. Great income property; live on the upper levels and collect rents from the main floor and garden suite (both currently rented). This home is centrally located & just a block and a half off vibrant Cambie street. Within walking distance to Whole Foods, VGH, Starbucks, London Drugs, Shoppers Drug Mart, numerous restaurants/cafes & banks including the Canada Line (skytrain) which is just a 12 min walk. Easy access to Downtown Vancouver, Oakridge mall & just a short drive to the Airport.



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**Active****R2201849**

Board: V

Other

41701 GOVERNMENT ROAD

Squamish

Brackendale

V0N 1H0

Multifamily

\$3,238,000 (LP)

(SP)



Original Price: **\$3,238,000**
 Approx Yr Built: **1915**
 Age at List Date: **102**
 Taxes: **\$13,024.00**
 For Tax Year: **2017**
 Dwelling Type: **Other**
 Lot SqFt: **87,120.00**
 Frontage:
 Depth:

Sold Date:
 Fixtures Leased: **No**
 Zoning: **C1/RS2**
 Annual Inc:
 Oper. Exp:
 Net Oper. Inc:
 Covered Prkng:
 Total Prkng: **30**
 Pkg Facilities: **Add. Parking Avail., Open, Visitor Parking**

Floor Area (sq. ft.)
 Main Floor: **7,500**
 Above: **0**
 Below: **0**
 Basement: **0**
 Unfinished: **0**
 Total: **7,500**

Bedrooms: **4**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 # of Kitchens: **1**
 Total Rooms: **13**
 Finished Levels: **3**
 Fireplaces: **1**
 Meas. Type:
 Exposure:
 Flood Plain: **Yes**
 # Bach:
 # 1 BR:
 # 2 BR:
 # 3 BR:
 # Other:

Floor	Type	Dimensions
BLW	Foyer	13' x 7'2
BLW	Recreation	17'3 x 9'11
BLW	Bedroom	13'3 x 11'11
BLW	Laundry	8'9 x 5'8
MN	Dining Room	11'7 x 10'7
MN	Living Room	15'9 x 11'7
MN	Kitchen	16'6 x 10'11
MN	Patio	19'6 x 15'8
MN	Patio	8'1 x 16'
ABV	Master Bedroom	13'7 x 13'1

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Foundation: **Concrete Perimeter**
 Exterior: **Stucco, Wood**
 Type of Roof: **Asphalt, Metal**

Basement Style: **Crawl**
 Water Supply: **City/Municipal**
 Heat / Fuel: **Baseboard, Natural Gas**
 Fireplace Fuel: **Gas - Natural**
 Property Discl?: **Yes**

Legal: **LOT 8 NORTH EAST 1/4 OF SECTION 15 TOWNSHIP 50 PLAN 2991 PID(S): 013-256-726, 013-256-751,**
 Amenities: **Storage**
 Site Infl: **Shopping Nearby**
 Features: **Storage Shed**

List Broker 1: **Thornhill Real Estate Group**
 List Broker 2:

P.I.D.: **013-256-742**

ONE OF A KIND Commercial/Residential parcel in the heart of Brackendale, offers many features and options. Approximately two acres of land made up of six separate lots; two buildings totalling just over 9,000 square feet, eight different tenants and two buildable sites. Buy, hold, collect revenue, develop more residential and/or commercial; continue building the hub of Brackendale - the options are endless! *Private showings upon request.

Active**R2189569**

Board: V

Fourplex

7696 CUMBERLAND STREET

Burnaby East

The Crest

V3N 3X8

Multifamily

\$3,378,000 (LP)

(SP)



Original Price: **\$3,950,000**
 Approx Yr Built: **1977**
 Age at List Date: **40**
 Taxes: **\$6,969.45**
 For Tax Year: **2016**
 Dwelling Type: **Fourplex**
 Lot SqFt: **10,560.00**
 Frontage: **88.00**
 Depth: **120.00**

Sold Date:
 Fixtures Leased: **No**
 Zoning: **R5**
 Annual Inc:
 Oper. Exp:
 Net Oper. Inc:
 Covered Prkng: **2**
 Total Prkng: **6**
 Pkg Facilities: **Carport; Multiple, Open**

Floor Area (sq. ft.)
 Main Floor: **3,762**
 Above: **0**
 Below: **3,554**
 Basement: **0**
 Unfinished: **0**
 Total: **7,316**

Bedrooms: **15**
 Bathrooms: **7**
 Full Baths: **7**
 Half Baths: **0**
 # of Kitchens: **4**
 Total Rooms: **27**
 Finished Levels: **2**
 Fireplaces: **4**
 Meas. Type: **Feet**
 Exposure:
 Flood Plain:
 # Bach:
 # 1 BR:
 # 2 BR:
 # 3 BR:
 # Other:

Floor	Type	Dimensions
MN	Living Room	19'3 x 14'9
MN	Dining Room	14'10 x 13'
MN	Kitchen	14' x 12'6
MN	Master Bedroom	12'9 x 12'4
MN	Bedroom	12'4 x 9'
MN	Bedroom	12'4 x 9'
MN	Bedroom	10' x 9'11
MN	Living Room	19'3 x 14'11
MN	Dining Room	14'11 x 13'
MN	Kitchen	14' x 12'6

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Foundation: **Concrete Perimeter**
 Exterior: **Brick, Stucco**
 Type of Roof: **Tile - Composite, Torch-On**

Basement Style: **None**
 Water Supply: **City/Municipal**
 Heat / Fuel: **Electric**
 Fireplace Fuel: **Wood**
 Property Discl?: **Yes**

Legal: **PL NWP19840 LT F DL 11 LD 36**
 Amenities: **In Suite Laundry**
 Site Infl: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

List Broker 1: **RE/MAX All Points Realty**
 List Broker 2:

P.I.D.: **002-629-062**

RARE OPPORTUNITY! Massive duplex on 10,560 sq ft corner lot in PRIME Burnaby location! Boasting over 7300 sq ft, this 2 storey property contains 4 suites with a total of 15 bedrooms & 7 bathrooms, units from 1770-1880 sq ft. The main floor features mirror image units, each with a spacious living room with access to front balcony, separate dining room, kitchen with lots of cupboards and counter space, eating area with slider out to large covered balcony, plus 4 good sized bedrooms. Lower floor with 2 units consisting of living / dining rooms, kitchen / eating areas + 5 bedrooms in total. Each unit with own laundry! Over \$250,000 in upgrades in 2005 including new roof, windows, floors, sundeck coverings. Perfect investment property. Close to Armstrong Elem and Cariboo Hill Sec.



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Active
R2182309
 Board: V
 Fourplex

2670-2680 WOODLAND DRIVE

Vancouver East

Grandview VE

V5N 3P5

Multifamily
\$3,480,000 (LP)

(SP) **M****Fourplex, 4 Suites!**Original Price: **\$3,480,000**

Sold Date:

Approx Yr Built: **1979**Fixtures Leased: **No**Age at List Date: **38**Zoning: **RT-5**Taxes: **\$8,309.40**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Fourplex**

Net Oper. Inc:

Lot SqFt: **6,100.00**

Covered Prkng:

Frontage: **50.00**Total Prkng: **2**Depth: **122**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **1,647**Above: **1,921**Below: **0**Basement: **0**Unfinished: **0**Total: **3,568**

Bedrooms: **9**
 Bathrooms: **4**
 Full Baths: **4**
 Half Baths: **0**
 # of Kitchens: **4**
 Total Rooms: **24**
 Finished Levels: **2**
 Fireplaces: **0**
 Meas. Type: **Feet**
 Exposure:
 Flood Plain:
 # Bach:
 # 1 BR:
 # 2 BR:
 # 3 BR:
 # Other:

Floor	Type	Dimensions
MN	Living Room	17'9 x 8'1
MN	Kitchen	7'10 x 7'
MN	Eating Area	7' x 7'
MN	Bedroom	9'5 x 11'11
MN	Bedroom	7'11 x 7'4
MN	Living Room	11'11 x 10'7
MN	Living Room	11'11 x 10'7
MN	Dining Room	8'3 x 8'2
MN	Kitchen	14'2 x 8'
MN	Bedroom	12' x 9'5

Style of Home: **2 Storey**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Natural Gas**Exterior: **Stucco**

Fireplace Fuel:

Type of Roof: **Asphalt, Wood**Property Discl?: **Yes**Legal: **PL VAS593 LT 1 DL 264A LD 36, PID 005-539-901 PL VAS593 LT 2 DL 264A LD 36**Amenities: **None**

Site Infl:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **Royal Pacific Realty Corp.**

List Broker 2:

P.I.D.: **005-539-846**

Well kept side by side Fourplex, on a 50' x 122' RT-5 Corner lot in a convenient Commercial Drive location. Each unit contains a Top Floor, 960 sq ft 3 bdrm suite, plus a Ground Floor 770 sq ft 2 bdrm suite, for a total of 4 s/c units. Tenant occupied with \$85,548 per year rental income. Corner property between lane & E 11th so very easy for future development. Close to skytrain station, bus station, schools, and shopping. Great opportunity for investment and self-use. Must See!

Active
R2188976
 Board: V
 Duplex

1827-9 W 12TH AVENUE

Vancouver West

Arbutus

V6J 2E7

Multifamily
\$3,498,000 (LP)

(SP) **M**Original Price: **\$3,498,000**

Sold Date:

Approx Yr Built: **9999**Fixtures Leased: **No**Age at List Date: **999**Zoning: **RT-8**Taxes: **\$7,869.00**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **6,250.00**Covered Prkng: **3**Frontage: **50.00**Total Prkng: **3**Depth: **125**Pkg Facilities: **Garage; Triple****Floor Area (sq. ft.)**Main Floor: **1,988**Above: **1,350**Below: **0**Basement: **1,200**Unfinished: **675**Total: **5,213**

Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **3**
 Half Baths: **0**
 # of Kitchens: **2**
 Total Rooms: **10**
 Finished Levels: **3**
 Fireplaces: **2**
 Meas. Type: **Feet**
 Exposure:
 Flood Plain: **No**
 # Bach:
 # 1 BR:
 # 2 BR:
 # 3 BR:
 # Other:

Floor	Type	Dimensions
MN	Living Room	14' x 18'
MN	Dining Room	12' x 12'
MN	Kitchen	10' x 11'
MN	Nook	6' x 7'
ABV	Bedroom	13' x 11'
ABV	Bedroom	10' x 10'
BST	Kitchen	8' x 8'
BST	Living Room	9' x 7'
BST	Bedroom	10' x 10'
BST	Laundry	12' x 10'

Style of Home: **2 Storey w/ Bsmt.**Basement Style: **Full, Partly Finished**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Mixed**Fireplace Fuel: **Wood**Type of Roof: **Asphalt**Property Discl?: **No**Legal: **PL VAP 1949 LT 13 BLK 387 DL 526 LD 36**Amenities: **None**Site Infl: **Central Location, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby**

Features:

List Broker 1: **Park Georgia Realty Ltd.**

List Broker 2:

P.I.D.: **014-183-838**

Estate sale in prime Kitsilano. Looking for the next owner to renovate this home on a 50 x 125 level lot with lane access. Legal side by side duplex with full high basement. Live on one side and rent the other to pay your mortgage. This is a great investment property to hold or for future redevelopment! Great potential for multiple conversion where you could create a several separate sites in the exiting home. Have a look at strata units across the street for example of what you can build. Walk to the best shopping/restaurants in city. Rooms measurements are for one side of the duplex. All measurements are approx and buyers to verify.



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**Active****R2144160**

Board: V

Duplex

3629 FRASER STREET

Vancouver East

Fraser VE

V5V 4C7

Multifamily

\$3,541,000 (LP)

(SP)

Original Price: **\$3,541,000**

Sold Date:

Approx Yr Built: **1920**Fixtures Leased: **No**Age at List Date: **97**Zoning: **RT-2**Taxes: **\$4,995.51**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **5,448.00**Covered Prkng: **1**Frontage: **68.10**

Total Prkng:

Depth: **80**Pkg Facilities: **Carport; Single****Floor Area (sq. ft.)**Main Floor: **1,200**Above: **0**Below: **0**Basement: **1,000**Unfinished: **0**Total: **2,200**Bedrooms: **6**Bathrooms: **4**Full Baths: **4**Half Baths: **0**# of Kitchens: **3**Total Rooms: **10**Finished Levels: **2**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Bedroom	10' x 9'
MN	Bedroom	10' x 9'
MN	Kitchen	8' x 8'
MN	Living Room	8' x 8'
MN	Kitchen	7' x 6'
MN	Bedroom	10' x 9'
BST	Bedroom	10' x 9'
BST	Bedroom	10' x 9'
BST	Bedroom	10' x 9'
BST	Kitchen	9' x 8'

Style of Home: **1 Storey**Basement Style: **Full**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air**Exterior: **Stucco**

Fireplace Fuel:

Type of Roof: **Torch-On**Property Discl?: **No**Legal: **PL VAP5588 LT 2 BLK 44 DL 301 LD 36**Amenities: **None**Site Infl: **Central Location, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **TRG-The Residential Group Rlty**List Broker 2: **TRG-The Residential Group Rlty**P.I.D.: **011-116-722****LAND ASSEMBLY. PLEASE CALL FOR MORE INFORMATION. CAN BE SOLD INDIVIDUALLY OR AS A PART OF THE LAND ASSEMBLY.****Active****R2177893**

Board: V

Duplex

432-434 E 3RD STREET

North Vancouver

Lower Lonsdale

V7L 1G2

Multifamily

\$3,600,000 (LP)

(SP)

Original Price: **\$3,600,000**

Sold Date:

Approx Yr Built: **1959**Fixtures Leased: **No**Age at List Date: **58**Zoning: **RM-2**Taxes: **\$5,880.11**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **6,000.00**Covered Prkng: **2**Frontage: **50.00**Total Prkng: **4**Depth: **120**Pkg Facilities: **Carport; Multiple****Floor Area (sq. ft.)**Main Floor: **1,745**Above: **0**Below: **1,285**Basement: **0**Unfinished: **460**Total: **3,490**Bedrooms: **4**Bathrooms: **4**Full Baths: **3**Half Baths: **1**# of Kitchens: **2**Total Rooms: **14**Finished Levels: **2**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	15' x 12'
MN	Dining Room	9' x 9'
MN	Kitchen	10' x 9'
MN	Master Bedroom	12' x 10'
MN	Bedroom	10' x 10'
BLW	Recreation	15' x 12'
BLW	Laundry	10' x 10'
MN	Living Room	15' x 12'
MN	Dining Room	9' x 9'
MN	Kitchen	10' x 9'

Style of Home: **2 Storey, Corner Unit**Basement Style: **Full**Construction: **Frame - Metal**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Mixed**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL VAP878 LT 10 BLK 129 DL 274 LD 36 GRP 1**

Amenities:

Site Infl: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**

Features:

List Broker 1: **Royal Pacific Rlty. (Kingsway)**

List Broker 2:

P.I.D.: **015-074-790**

Attention builders & investors, this is duplex sitting on 6,000 SF lot with lane access. The next door corner lot number 438 (MLS #R2177874) 8,262 sq ft are selling as well. This is a huge development in an area of the revitalizing MOODYVILLE redevelopment in Lower Lonsdale. OCP R5 - RESIDENTIAL LEVEL 5 WITH A 1.6 FSR (additional maximum bonuses 1.0 FSR), to the permit range of housing types including apartments or townhouses to be built on this lot with city & ocean views from 4th floors or roof top decks. Existing DUPLEX is in great shape with tenants.



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**Active****R2194162**

Board: V

Duplex

5166 LORRAINE AVENUE

Burnaby South

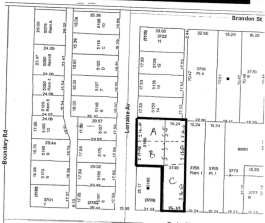
Central Park BS

V5G 2S4

Multifamily

\$3,800,000 (LP)

(SP)

**SUBDIVIDABLE
LOT**Original Price: **\$3,800,000**

Sold Date:

Approx Yr Built: **1956**Fixtures Leased: **No**Age at List Date: **61**Zoning: **R5**Taxes: **\$7,494.84**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **7,997.47**

Covered Prkng:

Frontage: **115.75**

Total Prkng:

Depth: **69.09**Pkg Facilities: **Carport; Multiple****Floor Area (sq. ft.)**

Main Floor:	1,817
Above:	1,870
Below:	0
Basement:	0
Unfinished:	0
Total:	3,687

Bedrooms:	3
Bathrooms:	2
Full Baths:	1
Half Baths:	1
# of Kitchens:	1
Total Rooms:	8
Finished Levels:	2
Fireplaces:	4
Meas. Type:	Feet
Exposure:	
Flood Plain:	
# Bach:	
# 1 BR:	
# 2 BR:	
# 3 BR:	
# Other:	

Style of Home: **Other**Basement Style: **Full, Partly Finished,**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Stucco, Wood**Fireplace Fuel: **Gas - Natural**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL NWP16621 LT 2 DL 35 LD 36**

Amenities:

Site Infl:

Features:

List Broker 1: **Sutton Centre Realty**

List Broker 2:

P.I.D.: **003-008-291**

Sub-dividable property! Must be sold in conjunction with 3749 Burke Street. 3 Lot subdivision. Creation of one R5 duplex lot, two single family lots. Close to bus, skytrain, Metrotown, hospital and schools. Central location, quiet neighbourhood.

Active**R2137918**

Board: V

Duplex

8307 FRENCH STREET

Vancouver West

Marpole

V6P 4W3

Multifamily

\$4,180,000 (LP)

(SP)

Original Price: **\$4,500,000**

Sold Date:

Approx Yr Built: **2000**Fixtures Leased: **No**Age at List Date: **17**Zoning: **RM-8**Taxes: **\$8,023.64**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **5,317.00**Covered Prkng: **2**Frontage: **50.25**Total Prkng: **4**Depth: **105.83**Pkg Facilities: **Garage; Double****Floor Area (sq. ft.)**

Main Floor:	1,507
Above:	1,410
Below:	0
Basement:	276
Unfinished:	0
Total:	3,193

Bedrooms:	6
Bathrooms:	6
Full Baths:	4
Half Baths:	2
# of Kitchens:	2
Total Rooms:	16
Finished Levels:	3
Fireplaces:	2
Meas. Type:	Feet
Exposure:	
Flood Plain:	No
# Bach:	
# 1 BR:	
# 2 BR:	
# 3 BR:	
# Other:	

Style of Home: **2 Storey w/Bsmt.**Basement Style: **Fully Finished, Part**Construction: **Concrete, Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Electric, Natural Gas**Exterior: **Vinyl, Wood**Fireplace Fuel: **Gas - Natural**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL VAP7132 LT 1 BLK 45 DL 319 NWD OF LT 1 OF BLK B & DL 323 & 324**

Amenities:

Site Infl:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **Royal Pacific Rlty. (Kingsway)**

List Broker 2:

P.I.D.: **004-390-491**

This is a non-strata side by side duplex house. Good for investors and developers. RM-8 Zoning. Very high potential value. Possible development for townhouse project. Very good location, close to transit, Safeway, Supermarket, Banks, Restaurants and Coffee Shops.



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**Active**
R2150437Board: V
Duplex**712 E 21ST AVENUE**

Vancouver East

Fraser VE

V5V 4E1

Multifamily
\$4,188,000 (LP)(SP) **M**Original Price: **\$4,188,000**

Sold Date:

Approx Yr Built: **1986**

Fixtures Leased:

Age at List Date: **31**Zoning: **RT-2**Taxes: **\$6,568.11**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **6,442.82**

Covered Prkng:

Frontage: **52.81**

Total Prkng:

Depth: **122**Pkg Facilities: **Carport; Multiple****Floor Area (sq. ft.)**

Main Floor:	2,000
Above:	0
Below:	2,000
Basement:	0
Unfinished:	0
Total:	4,000

Bedrooms:	8
Bathrooms:	3
Full Baths:	3
Half Baths:	0
# of Kitchens:	2
Total Rooms:	14
Finished Levels:	3
Fireplaces:	0
Meas. Type:	Feet
Exposure:	
Flood Plain:	
# Bach:	
# 1 BR:	
# 2 BR:	
# 3 BR:	
# Other:	

Floor	Type	Dimensions
MN	Living Room	12' x 10'
MN	Kitchen	12' x 10'
MN	Bedroom	10' x 9'
MN	Bedroom	10' x 9'
MN	Bedroom	10' x 9'
MN	Master Bedroom	10' x 9'
MN	Bedroom	10' x 9'
MN	Living Room	12' x 10'
MN	Laundry	8' x 9'
MN	Bedroom	10' x 9'

Style of Home: **2 Storey**Basement Style: **Full**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Other**Exterior: **Other**

Fireplace Fuel:

Type of Roof: **Other**Property Discl?: **No**Legal: **LT 1 BLK 30 DL 301 PL VAP187**Amenities: **None**Site Infl: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **TRG-The Residential Group Rlty**List Broker 2: **TRG-The Residential Group Rlty**P.I.D.: **004-089-260****Land Assembly. Please call for more information.****Active**
V1137572Board: V
Other**1530 E BROADWAY**

Vancouver East

Grandview VE

V5N 1W1

Multifamily
\$4,380,000 (LP)(SP) **M**Original Price: **\$3,180,000**

Sold Date:

Approx Yr Built: **9999**Fixtures Leased: **No**Age at List Date: **999**Zoning: **RM-4N**Taxes: **\$5,925.00**

Annual Inc:

For Tax Year: **2015**

Oper. Exp:

Dwelling Type: **Other**

Net Oper. Inc:

Lot SqFt: **1.00**

Covered Prkng:

Frontage: **60.00**Total Prkng: **4**Depth: **122**Pkg Facilities: **Open****Floor Area (sq. ft.)**

Main Floor:	0
Above:	0
Below:	0
Basement:	0
Unfinished:	0
Total:	0

Bedrooms:	3
Bathrooms:	1
Full Baths:	1
Half Baths:	0
# of Kitchens:	3
Total Rooms:	9
Finished Levels:	3
Fireplaces:	0
Meas. Type:	Feet
Exposure:	
Flood Plain:	No
# Bach:	
# 1 BR:	
# 2 BR:	
# 3 BR:	
# Other:	

Floor	Type	Dimensions
MN	Bedroom	10' x 10'
MN	Kitchen	10' x 10'
MN	Living Room	10' x 10'
ABV	Bedroom	10' x 10'
ABV	Kitchen	10' x 0'1
ABV	Living Room	10' x 10'
BLW	Bedroom	10' x 10'
BLW	Kitchen	10' x 10'
BLW	Living Room	10' x 10'
		x

Style of Home: **3 Storey**Basement Style: **Partly Finished**Construction: **Other**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Electric**Exterior: **Other**

Fireplace Fuel:

Type of Roof: **Tar & Gravel**Property Discl?: **Yes**Legal: **PL VAP1691 LT B BLK 161 DL 264A LD 36 EXC S 5 FT NOW LANE, OF LOTS 3 TO 5, & PL 1771, LOT A,**

Amenities:

Site Infl:

Features:

List Broker 1: **Sutton Grp-West Coast (Van49)**

List Broker 2:

P.I.D.: **014-418-053****RM-4N Zoning. Great location, close to Canada Line, restaurants and everything. Land value only, property is sold 'AS IS WHERE IS' condition. No rooms size meas at all, buyer to verify if important. As seller requested no sign, would not do any viewing and do not disturb tenants. Property contains a studio suite which is not authorized.**



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**Active****R2144991**

Board: V

Duplex

3833 FRASER STREET

Vancouver East

Fraser VE

V5V 4E3

Multifamily

\$4,401,000 (LP)

(SP)

Original Price: **\$4,401,000**

Sold Date:

Approx Yr Built: **1997**Fixtures Leased: **No**Age at List Date: **20**Zoning: **RT-2**Taxes: **\$7,044.27**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **6,771.00**Covered Prkng: **2**Frontage: **55.50**Total Prkng: **2**Depth: **122**Pkg Facilities: **Garage; Single****Floor Area (sq. ft.)**Main Floor: **1,148**Above: **1,148**Below: **784**Basement: **784**Unfinished: **0**Total: **3,864**Bedrooms: **10**Bathrooms: **6**Full Baths: **6**Half Baths: **0**# of Kitchens: **4**Total Rooms: **20**Finished Levels: **2**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	16'6" x 13'
MN	Dining Room	9'3" x 14'6"
MN	Kitchen	9'3" x 10'
MN	Master Bedroom	10' x 14'6"
MN	Bedroom	10'6" x 9'
MN	Bedroom	10'6" x 9'6"
ABV	Living Room	16'6" x 13'
ABV	Dining Room	9'3" x 14'6"
ABV	Kitchen	9'3" x 10'
ABV	Master Bedroom	10' x 14'6"

Style of Home: **2 Storey**Basement Style: **Full**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Other**Exterior: **Stucco**

Fireplace Fuel:

Type of Roof: **Tile - Concrete**Property Discl?: **No**Legal: **PL VAP187 LT 9 BLK 20 DL 301 LD 36**Amenities: **None**Site Infl: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **TRG-The Residential Group Rlty**List Broker 2: **TRG-The Residential Group Rlty**P.I.D.: **015-629-597****LAND ASSEMBLY. PLEASE CALL FOR MORE INFORMATION.****Active****R2205178**

Board: V

Duplex

1335-1337 KAMLOOPS STREET

New Westminster

Uptown NW

V3M 1V5

Multifamily

\$4,900,000 (LP)

(SP)

Original Price: **\$4,900,000**

Sold Date:

Approx Yr Built: **1957**Fixtures Leased: **No**Age at List Date: **60**Zoning: **RM5A**Taxes: **\$4,425.66**Annual Inc: **\$89,520.00**For Tax Year: **2016**Oper. Exp: **\$18,000.00**Dwelling Type: **Duplex**Net Oper. Inc: **\$71,520.00**Lot SqFt: **7,656.00**

Covered Prkng:

Frontage: **58.00**Total Prkng: **6**Depth: **17.68**Pkg Facilities: **Other, Visitor Parking****Floor Area (sq. ft.)**Main Floor: **2,315**Above: **0**Below: **0**Basement: **2,315**Unfinished: **0**Total: **4,630**Bedrooms: **12**Bathrooms: **6**Full Baths: **6**Half Baths: **0**# of Kitchens: **6**Total Rooms: **23**Finished Levels: **2**Fireplaces: **3**Meas. Type: **Feet**

Exposure:

Flood Plain: **No**# Bach: **2**

1 BR:

2 BR: **3**# 3 BR: **1**

Other:

Floor	Type	Dimensions
MN	Living Room	16' x 13'
MN	Living Room	16' x 9'
MN	Kitchen	14' x 12'
MN	Master Bedroom	15' x 9'
MN	Bedroom	11' x 8'
MN	Bedroom	12' x 8'
MN	Living Room	16' x 13'
MN	Dining Room	16' x 9'
MN	Kitchen	13' x 12'
MN	Bedroom	10' x 10'

Style of Home: **2 Storey**Basement Style: **Fully Finished**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Mixed**Fireplace Fuel: **Wood**Type of Roof: **Torch-On**Property Discl?: **Yes**Legal: **PL NWP18330 LT C LD 36**

Amenities:

Site Infl: **Central Location, Cul-de-Sac, Recreation Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**List Broker 1: **Sutton Group-West Coast Realty (Langley)**List Broker 2: **Sutton Premier Realty**P.I.D.: **002-021-439**

Legal MF Duplex with 4 additional suites (2 on each side for a total of 6 units) fully occupied to great tenants in central part of New West. Close to Marine Drive and City Centre. 6 parking total. 3 Fire places. Building has three 2 bedroom units one 3 bedroom unit and two bachelor suites. All units are renovated or partially renovated within the last 5 years. Suites have granite countertops, updated kitchens, updated flooring and coin operated laundry machine. Property has 16X12 storage shed. Great Future potential for investors. Gross Income \$89,520.



Presented by:

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Active

R2133471

Board: V

Duplex

705-715 E 22ND AVENUE

Vancouver East

Fraser VE

V5V 1V5

Multifamily

\$5,759,000 (LP)

(SP)



Original Price: **\$5,759,000**

Sold Date:

Approx Yr Built: **1910**

Fixtures Leased: **No**

Age at List Date: **107**

Zoning: **RT-2**

Taxes: **\$5,867.22**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **8,859.64**

Covered Prkng:

Frontage: **72.62**

Total Prkng:

Depth: **122**

Pkg Facilities: **Other**

Floor Area (sq. ft.)

Main Floor: **2,000**

Above: **2,000**

Below: **0**

Basement: **0**

Unfinished: **0**

Total: **4,000**

Bedrooms: **10**

Bathrooms: **4**

Full Baths: **4**

Half Baths: **0**

of Kitchens: **4**

Total Rooms: **19**

Finished Levels: **2**

Fireplaces: **0**

Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	12' x 10'
MN	Kitchen	12' x 10'
MN	Bedroom	10' x 9'
MN	Bedroom	10' x 9'
MN	Bedroom	10' x 9'
ABV	Bedroom	10' x 9'
ABV	Bedroom	10' x 9'
ABV	Bedroom	10' x 9'
ABV	Living Room	12' x 10'
ABV	Kitchen	12' x 10'

Style of Home: **2 Storey**

Basement Style: **Full**

Construction: **Frame - Wood**

Water Supply: **City/Municipal**

Foundation: **Concrete Perimeter**

Heat / Fuel: **Other**

Exterior: **Other, Stucco, Wood**

Fireplace Fuel:

Type of Roof: **Other**

Property Discl?: **No**

Legal: **PL VAP7067 LT B BLK 30 DL 301 LD 36**

Amenities:

Site Infl: **Central Location, Lane Access, Private Yard, Recreation Nearby**

Features:

List Broker 1: **TRG-The Residential Group Rlty**

List Broker 2: **TRG-The Residential Group Rlty**

P.I.D.: **010-777-580**

Land assembly. Please call for more information.