



Presented by:

Thane Lanz

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**Active****R2184258**

Board: N

Duplex

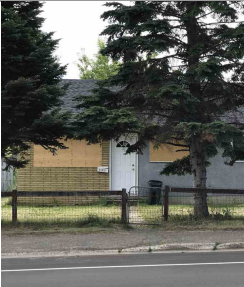
1103-1105 20TH AVENUE

PG City Central (Zone 72)

Connaught

V2L 4A8

Multifamily

\$102,000 (LP)(SP) **M**Original Price: **\$112,000**

Sold Date:

Approx Yr Built: **1958**Fixtures Leased: **No**Age at List Date: **59**Zoning: **RS4**Taxes: **\$1,526.10**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **6,600.00**

Covered Prkng:

Frontage: **0.00**

Total Prkng:

Depth: **0.00**Pkg Facilities: **Add. Parking Avail.****Floor Area (sq. ft.)**Main Floor: **1,112**Above: **0**Below: **0**Basement: **0**Unfinished: **0**Total: **1,112**Bedrooms: **2**Bathrooms: **1**Full Baths: **1**Half Baths: **0**# of Kitchens: **1**Total Rooms: **4**Finished Levels: **1**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Kitchen	9' x 11'
MN	Living Room	9' x 11'
MN	Bedroom	9' x 10'
MN	Bedroom	7' x 7'
		x
		x
		x
		x
		x
		x

Style of Home: **Rancher/Bungalow**Basement Style: **Crawl**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Stucco, Vinyl**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **LOT 1 BLOCK B DISTRICT LOT 931 CARIBOO DISTRICT PLAN 7544**

Amenities:

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

Features:

List Broker 1: **Team Powerhouse Realty**

List Broker 2:

P.I.D.: **008-081-841**

Room measurements are identical on both sides for this duplex. Access to downtown and close to beautiful Lheidli T'enneh Memorial Park.

Active**R2189951**

Board: N

Duplex

4525 PARK AVENUE

Terrace (Zone 88)

Terrace - City

V8G 1V2

Multifamily

\$169,900 (LP)(SP) **M**Original Price: **\$189,900**

Sold Date:

Approx Yr Built: **9999**Fixtures Leased: **No**Age at List Date: **999**Zoning: **R5**Taxes: **\$2,307.06**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **3,300.00**

Covered Prkng:

Frontage: **33.00**

Total Prkng:

Depth: **100**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **816**Above: **703**Below: **0**Basement: **0**Unfinished: **0**Total: **1,519**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: **No**

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	20' x 14'
MN	Dining Room	18' x 10'
MN	Kitchen	10' x 6'
MN	Bedroom	12' x 10'
MN	Bedroom	12' x 8'
MN	Laundry	10' x 6'
ABV	Living Room	20' x 10'
ABV	Dining Room	10' x 10'
ABV	Kitchen	10' x 10'
ABV	Bedroom	12' x 12'

Style of Home: **2 Storey**Basement Style: **Crawl**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Other**Heat / Fuel: **Baseboard, Electric**Exterior: **Wood**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **LOT 3 BLOCK 2 DISTRICT LOT 369 RANGE 5 COAST DISTRICT PLAN 972**Amenities: **In Suite Laundry**

Site Infl:

Features:

List Broker 1: **RE/MAX Coast Mountains-Terrace**

List Broker 2:

P.I.D.: **013-928-341**

Good revenue property close to downtown, kitty-corner to the swimming pool and arena, 1 block from the library and playgrounds, 2 blocks to the grocery store with transit close by as well! 2 up and 2 down, this duplex will be easily tenanted. This unique home is ready for a new owner to freshen it up and add their personal touch!



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**Active****R2177215**

Board: N

Duplex

808 SPRUCE AVENUE

100 Mile House (Zone 10)

100 Mile House - Town

VOK 2E0

Multifamily

\$179,000 (LP)

(SP)

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

Sold Date:

Approx Yr Built: **1975**Fixtures Leased: **No**Age at List Date: **42**Zoning: **R2**Taxes: **\$2,034.96**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **17,859.60**Covered Prkng: **0**Frontage: **0.00**Total Prkng: **4**Depth: **0**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **2,062**Above: **0**Below: **0**Basement: **0**Unfinished: **0**Total: **2,062**Bedrooms: **3**Bathrooms: **1**Full Baths: **1**Half Baths: **0**# of Kitchens: **1**Total Rooms: **7**Finished Levels: **1**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain: **Exempt**

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	12'3 x 17'5
MN	Kitchen	8'5 x 13'5
MN	Mud Room	3'7 x 8'1
MN	Bedroom	9'5 x 10'5
MN	Bedroom	8'11 x 11'7
MN	Master Bedroom	9'7 x 11'7
MN	Storage	3'5 x 5'
		x
		x
		x

Style of Home: **Rancher/Bungalow**Basement Style: **Crawl**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: **LOT 5 DISTRICT LOT 4847 LILLOOET DISTRICT PLAN 21040**

Amenities:

Site Infl: **Paved Road, Recreation Nearby, Shopping Nearby**Features: **Refrigerator, Stove**List Broker 1: **RE/MAX 100**List Broker 2: **RE/MAX 100**P.I.D.: **003-983-536**

Side-by-side duplex in town. Each unit approx. 1000 sqft with 3 bdrms and 1 bath. Level 0.41 acre lot with fenced back yard. Unit#1 is vacant and will need some TLC. Recent up-dates in unit#2 are vinyl windows and new flooring. Presently rented for \$665/mo.

Active**R2207938**

Board: N

Duplex

2145 E BITTNER ROAD

PG City South East (Zone 75)

North Blackburn

V2N 6T3

Multifamily

\$189,900 (LP)

(SP)

Original Price: **\$189,900**

Sold Date:

Approx Yr Built: **9999**Fixtures Leased: **No**Age at List Date: **999**Zoning: **URS2B**Taxes: **\$1,409.48**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **13,634.00**

Covered Prkng:

Frontage: **0.00**

Total Prkng:

Depth: **0**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **960**Above: **0**Below: **0**Basement: **0**Unfinished: **0**Total: **960**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 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Kitchen	9' x 11'6
MN	Bedroom	9'9 x 11'5
MN	Living Room	19'9 x 10'4
MN	Kitchen	9' x 11'6
MN	Bedroom	9'9 x 11'5
MN	Living Room	19'9 x 10'4
		x
		x
		x
		x

Style of Home: **Rancher/Bungalow**Basement Style: **Crawl**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Electric**Exterior: **Stucco, Wood**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **LOT A DIST LOT 633 CARIBOO DISTRICT PLAN 24137**

Amenities:

Site Infl:

Features: **Refrigerator, Stove**List Broker 1: **RE/MAX Centre City Realty**

List Broker 2:

P.I.D.: **008-337-501**

Good duplex grandfathered in...one bedroom per side. New windows and door, and most flooring. Very clean and new shingles...ALSO NEW BACK PORCHES. Huge lot across from golf course and within walking distance of elementary school...rented for \$575 per side.



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**Active****R2192282**

Board: N

Duplex

2256-2262 QUINCE STREET

PG City Central (Zone 72)

VLA

V2L 2H4

Multifamily

\$199,900 (LP)

(SP)



Original Price: **\$184,900**
 Approx Yr Built: **9999**
 Age at List Date: **999**
 Taxes: **\$1,736.20**
 For Tax Year: **2017**
 Dwelling Type: **Duplex**
 Lot SqFt: **6,010.00**
 Frontage: **50.00**
 Depth: **0**

Sold Date:
 Fixtures Leased: **No**
 Zoning: **RT2**
 Annual Inc:
 Oper. Exp:
 Net Oper. Inc:
 Covered Prkng:
 Total Prkng: **2**
 Pkg Facilities: **Open**

Floor Area (sq. ft.)

Main Floor: **800**
 Above: **0**
 Below: **0**
 Basement: **0**
 Unfinished: **0**
 Total: **800**

Bedrooms: **5**
 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: **No**
 # Bach:
 # 1 BR:
 # 2 BR:
 # 3 BR:
 # Other:

Style of Home: **Rancher/Bungalow w/Bsmt.**Basement Style: **Full**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: **LOTS 14 AND 15 BLOCK 10 DISTRICT LOT 932 CARIBOO DISTRICT PLAN 796**

Amenities:

Site Infl:

Features:

List Broker 1: **Team Powerhouse Realty**

List Broker 2:

P.I.D.: **014-034-841**

Investor alert! Basement suite on right side is framed and wired, ready for your finishing touches. Long-term tenants upstairs. Basement suite on left side is vacant. There is a new roof.

Active**R2207373**

Board: N

Duplex

2220-2228 VICTORIA STREET

PG City Central (Zone 72)

VLA

V2L 2L9

Multifamily

\$214,900 (LP)

(SP)



Original Price: **\$214,900**
 Approx Yr Built: **1972**
 Age at List Date: **45**
 Taxes: **\$1,392.16**
 For Tax Year: **2017**
 Dwelling Type: **Duplex**
 Lot SqFt: **6,150.00**
 Frontage: **0.00**
 Depth: **0**

Sold Date:
 Fixtures Leased: **No**
 Zoning: **RT2**
 Annual Inc:
 Oper. Exp:
 Net Oper. Inc:
 Covered Prkng:
 Total Prkng:
 Pkg Facilities: **Other**

Floor Area (sq. ft.)

Main Floor: **1,460**
 Above: **0**
 Below: **0**
 Basement: **1,460**
 Unfinished: **0**
 Total: **2,920**

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

Style of Home: **Rancher/Bungalow w/Bsmt., Split**Basement Style: **Fully Finished**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Baseboard, Electric**Exterior: **Stucco, Wood**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PARCEL A, (BEING A CONSOLIDATION OF LOTS 10 & 11, SEE CA1953416) BLOCK 5 DISTRICT LOT 932**

Amenities:

Site Infl:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **Team Powerhouse Realty**

List Broker 2:

P.I.D.: **028-572-939**

Great investment opportunity!! Many updates over the last few years including roof, appliances, flooring, windows on the main floor, hot water tanks 6 and 7 years old, kitchens and bathrooms were updated as well. Owner is in the process of painting and installing new flooring in some basement areas. OSBE into each unit, with suite potential. This is a turnkey home ready to either move into or rent out. Long-term, quiet tenant is willing to stay in 2220 - 2228 is vacant! All measurements are approximate, and buyer is to verify if deemed important.



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**Active****R2196929**

Board: N

Duplex

2271-2273 NORWOOD STREET

PG City Central (Zone 72)

VLA

V2L 1Y2

Multifamily

\$215,000 (LP)(SP) **M**Original Price: **\$215,000**

Sold Date:

Approx Yr Built: **1972**Fixtures Leased: **No**Age at List Date: **45**Zoning: **RT2**Taxes: **\$1,423.93**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **6,010.00**Covered Prkng: **0**Frontage: **0.00**

Total Prkng:

Depth: **0.00**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **1,520**Above: **0**Below: **0**Basement: **1,520**Unfinished: **0**Total: **3,040**Bedrooms: **6**Bathrooms: **4**Full Baths: **3**Half Baths: **1**# 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:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**Basement Style: **Full, Fully Finished,**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Stucco**Fireplace Fuel: **None**Type of Roof: **Torch-On**Property Discl?: **Yes**Legal: **LOT 33 BLOCK 12 DISTRICT LOT 932 CARIBOO DISTRICT PLAN 796 LOT 34 BLOCK 12 DISTRICT LOT**Amenities: **In Suite Laundry**Site Infl: **Central Location, Lane Access, Private Yard**

Features:

List Broker 1: **Maxsave Real Estate Services**

List Broker 2:

P.I.D.: **004-785-339**

Both sides of this newly renovated duplex are rented to excellent, long-term tenants. Windows, flooring, paint, kitchens, and baths have been redone. One side has separate entrance, so could be a future increased income. Each side pays \$950 + utilities.

Active**R2198088**

Board: N

Duplex

386-392 ELLIOTT STREET

Quesnel (Zone 28)

Quesnel - Town

V2J 1H1

Multifamily

\$219,500 (LP)(SP) **M**Original Price: **\$219,500**

Sold Date:

Approx Yr Built: **1965**Fixtures Leased: **No**Age at List Date: **52**Zoning: **C2A**Taxes: **\$1,496.72**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **7,360.00**Covered Prkng: **0**Frontage: **0.00**Total Prkng: **4**Depth: **0.00**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **1,010**Above: **0**Below: **0**Basement: **1,010**Unfinished: **0**Total: **2,020**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: **No**

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
ABV	Living Room	13' x 12'
ABV	Kitchen	13' x 11'
ABV	Bedroom	11' x 10'
ABV	Master Bedroom	12' x 10'
ABV	Laundry	9' x 9'
MN	Living Room	13' x 12'
MN	Kitchen	13' x 11'
MN	Bedroom	9' x 8'
MN	Master Bedroom	12' x 10'
MN	Bedroom	11' x 10'

Style of Home: **Ground Level Unit, Upper Unit**Basement Style: **Full, Fully Finished**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Electric**Exterior: **Vinyl**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL 772 LOTS 18-19 BLK 14 DL 386 LD 05**

Amenities:

Site Infl: **Central Location, Paved Road, Shopping Nearby**

Features:

List Broker 1: **Century 21 Bob Sutton Realty**

List Broker 2:

P.I.D.: **004-712-226**

Up-and-down duplex with 3 bedrooms and laundry in both units. Close to shopping and elementary school. Storage shed in fenced backyard. Totally renovated in 2010.



Presented by:

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**Active****R2199920**

Board: N

Duplex

4172 WAGON TRAIL ROAD

PG City North (Zone 73)

Hart Highway

V2K 1R4

Multifamily

\$229,000 (LP)(SP) **M**Original Price: **\$239,900**

Sold Date:

Approx Yr Built: **1958**Fixtures Leased: **No**Age at List Date: **59**Zoning: **RS1**Taxes: **\$2,204.86**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**Net Oper. Inc: **\$0.00**Lot SqFt: **0.00**Covered Prkng: **0**Frontage: **73.33**Total Prkng: **6**Depth: **30.6**Pkg Facilities: **Open, RV Parking Avail., Visitor Parking****Floor Area (sq. ft.)**

Main Floor:	1,350
Above:	0
Below:	0
Basement:	0
Unfinished:	0
Total:	1,350

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

Style of Home: **Rancher/Bungalow**Basement Style: **Crawl**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Block**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Wood**Fireplace Fuel: **Other**Type of Roof: **Torch-On**Property Discl?: **Yes**Legal: **LOT B DISTRICT LOT 4040 CARIBOO DISTRICT PLAN 9316**Amenities: **None**Site Infl: **Paved Road, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Fireplace Insert**List Broker 1: **Royal LePage Prince George**

List Broker 2:

P.I.D.: **012-942-383**

Floor	Type	Dimensions
MN	Living Room	15'11 x 11'11
MN	Kitchen	12'3 x 8'3
MN	Laundry	8'5 x 5'
MN	Master Bedroom	12'1 x 11'5
MN	Bedroom	8'4 x 8'8
MN	Living Room	15'11 x 11'11
MN	Kitchen	12'3 x 8'3
MN	Laundry	8'5 x 8'
MN	Master Bedroom	12'1 x 11'5
MN	Bedroom	8'4 x 8'8

This income-producing rental property has been substantially renovated on one side. The other side is in very good condition with a long-term tenant. Rental income: \$710/monthly not incl. utilities; \$950/monthly not incl. utilities.

Active**R2203015**

Board: N

Duplex

536 W ASH STREET

Fort St. James (Zone 57)

Fort St. James - Town

V0J 1P0

Multifamily

\$234,000 (LP)(SP) **M**Original Price: **\$234,000**

Sold Date:

Approx Yr Built: **1978**Fixtures Leased: **No**Age at List Date: **39**Zoning: **R 2**Taxes: **\$2,397.78**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **0.00**Covered Prkng: **0**Frontage: **0.00**Total Prkng: **4**Depth: **0**Pkg Facilities: **Open****Floor Area (sq. ft.)**

Main Floor:	1,728
Above:	0
Below:	0
Basement:	0
Unfinished:	1,728
Total:	3,456

Bedrooms:	4
Bathrooms:	2
Full Baths:	2
Half Baths:	0
# of Kitchens:	2
Total Rooms:	10
Finished Levels:	2
Fireplaces:	1
Meas. Type:	Feet
Exposure:	
Flood Plain:	No
# Bach:	
# 1 BR:	
# 2 BR:	
# 3 BR:	
# Other:	

Style of Home: **Rancher/Bungalow w/Bsmt.**Basement Style: **Full**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Other**Exterior: **Hardi Plank**Fireplace Fuel: **Wood**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **LOT 2 DISTRICT LOT 111 RANGE 5 COAST DISTRICT PLAN 8441**Amenities: **None**Site Infl: **Central Location, Paved Road, Shopping Nearby**Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Fireplace Insert, Refrigerator, Stove**List Broker 1: **Lakeshore Realty**

List Broker 2:

P.I.D.: **007-726-511**

Floor	Type	Dimensions
MN	Kitchen	9'1 x 9'6
MN	Dining Room	8'8 x 10'9
MN	Living Room	12'5 x 19'2
MN	Master Bedroom	10'5 x 13'
MN	Bedroom	10'5 x 13'
MN	Kitchen	9'1 x 9'6
MN	Dining Room	8'8 x 10'9
MN	Living Room	12'5 x 19'2
MN	Master Bedroom	10'5 x 13'
MN	Bedroom	10'5 x 13'

This updated duplex is a great investment! Live in one unit and rent out the other. Unit 1 boasts a fully updated 2-bedroom suite with updated flooring, fresh paint, a remodeled kitchen, a full basement housing the utilities, clothes washer/dryer, rec room and storage. Unit 2 also features 2 bedrooms, a spacious living room, a full basement and a long-term tenant to help pay the mortgage. Outside you'll love the convenient location, close to all amenities, oversized backyard, and maintenance-free hardie plank siding. Great value in this well-maintained duplex!



Presented by:

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**Active****R2196937**

Board: N

Duplex

2651-2657 NORWOOD STREET

PG City Central (Zone 72)

VLA

V2L 1Y3

Multifamily

\$244,900 (LP)(SP) **M**Original Price: **\$244,900**

Sold Date:

Approx Yr Built: **9999**Fixtures Leased: **No**Age at List Date: **999**Zoning: **RT2**Taxes: **\$1,633.45**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **0.00**

Covered Prkng:

Frontage: **50.00**

Total Prkng:

Depth: **123**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **2,000**Above: **0**Below: **0**Basement: **2,000**Unfinished: **0**Total: **4,000**Bedrooms: **6**Bathrooms: **4**Full Baths: **4**Half Baths: **0**# of Kitchens: **2**Total Rooms: **14**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	13'4 x 11'7
MN	Dining Room	8'2 x 6'4
MN	Kitchen	11'8 x 10'6
MN	Bedroom	10'7 x 7'10
MN	Bedroom	9'10 x 8'1
MN	Master Bedroom	10'11 x 10'7
MN	Living Room	13'4 x 11'4
MN	Dining Room	8'2 x 6'4
MN	Kitchen	11'8 x 10'6
MN	Bedroom	10'7 x 7'10

Style of Home: **Rancher/Bungalow w/Bsmt.**Basement Style: **Full, Partly Finished**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Stucco**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **LOT 17 BLOCK 4 DISTRICT LOT 1426 CARIBOO DISTRICT PLAN 721**

Amenities:

Site Infl:

Features:

List Broker 1: **Team Powerhouse Realty**List Broker 2: **Team Powerhouse Realty**P.I.D.: **014-623-421**

Investor alert! Large duplex in a decent part of the VLA. This duplex has seen many updates. Left side renovated 5 years ago. Right side all new laminate floors throughout, all new paint. Basement has been partially finished, could easily be converted into suites on both sides.

Active**R2190741**

Board: N

Fourplex

355 FLAMINGO STREET

Quesnel (Zone 28)

Quesnel - Town

V2J 5B1

Multifamily

\$249,000 (LP)(SP) **M**Original Price: **\$249,000**

Sold Date:

Approx Yr Built: **1994**Fixtures Leased: **No**Age at List Date: **23**Zoning: **RS3**Taxes: **\$2,519.36**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Fourplex**

Net Oper. Inc:

Lot SqFt: **10,294.40**

Covered Prkng:

Frontage: **80.00**

Total Prkng:

Depth: **128.6**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **2,152**Above: **0**Below: **0**Basement: **2,152**Unfinished: **0**Total: **4,304**Bedrooms: **6**Bathrooms: **4**Full Baths: **4**Half Baths: **0**# of Kitchens: **3**Total Rooms: **15**Finished Levels: **2**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain: **Exempt**

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	14'6 x 15'6
MN	Dining Room	9'6 x 10'6
MN	Kitchen	8'6 x 10'6
MN	Bedroom	9'6 x 12'
MN	Bedroom	8'4 x 10'6
MN	Living Room	14'6 x 15'5
MN	Dining Room	9'6 x 10'6
MN	Kitchen	8'6 x 10'6
MN	Bedroom	9'6 x 12'
MN	Bedroom	8'4 x 10'6

Style of Home: **2 Storey, Split Entry**Basement Style: **Full, Fully Finished,**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Vinyl**Fireplace Fuel: **None**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **LOT 3 DISTRICT LOT 1229 CARIBOO DISTRICT PLAN 19924**Amenities: **In Suite Laundry**

Site Infl:

Features:

List Broker 1: **RE/MAX Quesnel Realty (1976)**

List Broker 2:

P.I.D.: **010-296-417**

The investment you have been looking for! Built in 1994, this 4-unit complex has a total of 4304 sq ft on two levels - each unit is approx. 1026 sq ft with the foyer - each is a 2-bedroom with a second side entry - each has its own natural gas furnace and hot water. two rent for \$550.00 & 2 rent for \$750.00 per month - one unit is vacant...it has been repainted and is ready to go - building manager lives in unit 4. All measurement are approximate, and should be verified by the buyer.



Presented by:

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**Active**
R2200696Board: N
Duplex**749-751 AHBAU STREET**

PG City West (Zone 71)

Spruceland

V2M 3R8

Multifamily
\$249,000 (LP)(SP) **M**Original Price: **\$258,000**

Sold Date:

Approx Yr Built: **1970**Fixtures Leased: **No**Age at List Date: **47**Zoning: **URS3A**Taxes: **\$2,551.18**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **8,320.00**

Covered Prkng:

Frontage: **0.00**

Total Prkng:

Depth: **0**Pkg Facilities: **Open, Other****Floor Area (sq. ft.)**Main Floor: **1,686**Above: **0**Below: **0**Basement: **1,686**Unfinished: **0**Total: **3,372**Bedrooms: **4**Bathrooms: **3**Full Baths: **3**Half Baths: **0**# of Kitchens: **2**Total Rooms: **8**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	18' x 12'
MN	Kitchen	17' x 15'
MN	Bedroom	11'2" x 10'4"
MN	Bedroom	11'2" x 12'4"
BST	Bedroom	11'4" x 10'6"
BST	Bedroom	11'5" x 7'7"
BST	Kitchen	15'3" x 8'4"
BST	Living Room	16'3" x 11'5"

x

x

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

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **No**Legal: **LOT 399 PL 15185 DL937 LD05**

Amenities:

Site Infl:

Features:

List Broker 1: **2 Percent Realty Experts**

List Broker 2:

P.I.D.: **011-652-721****Great investment opportunity!!! Full duplex with basement entry.****Active**
R2172571Board: N
Duplex**816-820 GILLET STREET**

PG City Central (Zone 72)

Central

V2M 2T9

Multifamily
\$255,900 (LP)(SP) **M**Original Price: **\$285,000**

Sold Date:

Approx Yr Built: **1964**Fixtures Leased: **No**Age at List Date: **53**Zoning: **RT2**Taxes: **\$2,905.58**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **6,000.00**Covered Prkng: **0**Frontage: **50.00**Total Prkng: **2**Depth: **120**Pkg Facilities: **Open, Other****Floor Area (sq. ft.)**Main Floor: **1,656**Above: **0**Below: **0**Basement: **0**Unfinished: **1,656**Total: **3,312**Bedrooms: **4**Bathrooms: **3**Full Baths: **2**Half Baths: **1**# of Kitchens: **2**Total Rooms: **8**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	12' x 14'
MN	Kitchen	12' x 10'
MN	Master Bedroom	10'6" x 9'6"
MN	Bedroom	9' x 8'6"
MN	Living Room	14' x 16'
MN	Kitchen	11' x 9'
MN	Master Bedroom	10' x 9'8"
MN	Bedroom	9' x 8'6"

x

x

Style of Home: **Rancher/Bungalow w/Bsmt.**Basement Style: **Full, Separate Entry,**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Stucco**Fireplace Fuel: **None**Type of Roof: **Torch-On**Property Discl?: **Yes**Legal: **LOTS 18 AND 19 BLOCK 22 DISTRICT LOT 1429 CARIBOO DISTRICT PLAN PGP646**

Amenities:

Site Infl: **Central Location, Lane Access, Paved Road**

Features:

List Broker 1: **Caledonia Realty Ltd**

List Broker 2:

P.I.D.: **004-831-756**

Side-by-side ranch-style duplex with full basement and outside basement entrances, so suite (unauthorized) potential. Perfect for investors or for first-time buyers. Conveniently located on a quiet street between the hospital and the College of New Caledonia. Newer torch-on roof. Newer sundeck @ 820 side. Lane access at rear. A contractor is putting new crush onto the driveways during the week of July 3rd-7th. Both sides are currently rented for \$900 and \$900 per month respectively. Tenants pay their own heat and light.



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**Active****R2203333**

Board: N
Duplex

475 ASPEN STREET

100 Mile House (Zone 10)
100 Mile House - Town
VOK 2E0

Multifamily
\$269,900 (LP)
(SP) **M**

Original Price: **\$269,900**

Sold Date:

Approx Yr Built: **1967**
Age at List Date: **50**
Taxes: **\$2,344.21**
For Tax Year: **2017**
Dwelling Type: **Duplex**
Lot SqFt: **0.00**
Frontage: **0.00**
Depth: **0**

Fixtures Leased: **No**
Zoning: **R2**
Annual Inc:
Oper. Exp:
Net Oper. Inc:
Covered Prkng:
Total Prkng:
Pkg Facilities: **Open**

Floor Area (sq. ft.)

Main Floor: **1,600**
Above: **0**
Below: **0**
Basement: **1,600**
Unfinished: **0**
Total: **3,200**

Bedrooms: **6**
Bathrooms: **1**
Full Baths: **1**
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:

Style of Home: **Rancher/Bungalow**Basement Style: **Full**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 16094 LT 3 DL 31 LD 27**

Amenities:

Site Infl:

Features: **Refrigerator, Storage Shed, Stove, Water Treatment**List Broker 1: **Royal LePage 100 Mile Realty**

List Broker 2:

P.I.D.: **008-702-608**

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

Well maintained side by side duplex in 100 Mile House. One side has a total of 4 bedrooms, 2 bathrooms, rec room, utility and storage. Other side has 3 bedrooms, 1 bathroom, rec room and storage. Conveniently located to stores, school and park. Both sides are rented. 2 yr young roof. Newer hot water tanks and n. gas furnaces. Excellent investment in town! L#8829

Active**R2167981**

Board: N
Duplex

970-980 SCOTT ROAD

100 Mile House (Zone 10)
100 Mile House - Town
VOK 2E3

Multifamily
\$274,900 (LP)
(SP) **M**

Original Price: **\$274,900**

Sold Date:

Approx Yr Built: **1994**
Age at List Date: **23**
Taxes: **\$2,598.66**
For Tax Year: **2016**
Dwelling Type: **Duplex**
Lot SqFt: **11,761.20**
Frontage: **132.00**
Depth: **175.00**

Fixtures Leased: **No**
Zoning: **R2/R1**
Annual Inc:
Oper. Exp:
Net Oper. Inc:
Covered Prkng: **2**
Total Prkng:
Pkg Facilities: **Add. Parking Avail., Carport; Multiple**

Floor Area (sq. ft.)

Main Floor: **1,260**
Above: **0**
Below: **1,260**
Basement: **0**
Unfinished: **0**
Total: **2,520**

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

Style of Home: **2 Storey**Basement Style: **Fully Finished, Separate**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 15967 LT 1 & 2 DL 4847 LD 27**

Amenities:

Site Infl: **Paved Road, Shopping Nearby, Ski Hill Nearby**Features: **Refrigerator, Stove**List Broker 1: **RE/MAX 100**

List Broker 2:

P.I.D.: **008-739-111**

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

Great investment opportunity or mortgage helper! This is an up and down duplex with 3 bedroom, 1200 sq ft in each suite with a bright open plan and great views of town. This property is located within walking distance to all amenities, is on a quiet no thru road and consists of two separate lots.



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**Active**
R2205585Board: N
Duplex**136-138 RAVEN PLACE**

Prince Rupert (Zone 52)

Prince Rupert - City

V8J 4E5

Multifamily

\$280,000 (LP)(SP) **M**Original Price: **\$280,000**

Sold Date:

Approx Yr Built: **1982**Fixtures Leased: **No**Age at List Date: **35**Zoning: **R2**Taxes: **\$3,723.09**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **4,937.00**

Covered Prkng:

Frontage: **0.00**

Total Prkng:

Depth: **0**

Pkg Facilities:

Carport; Single, Open**Floor Area (sq. ft.)**

Main Floor:	651
Above:	488
Below:	0
Basement:	0
Unfinished:	651
Total:	1,790

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

Style of Home: **2 Storey**Basement Style: **Unfinished**Construction: **Concrete, 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: **LOT 46 DISTRICT LOT 251 RANGE 5 COAST DISTRICT PLAN 9689**

Amenities:

Site Infl: **Cul-de-Sac**Features: **Dishwasher, Refrigerator, Stove**List Broker 1: **Royal LePage Prince Rupert**

List Broker 2:

P.I.D.: **005-875-404**

Floor	Type	Dimensions
MN	Living Room	16'10 x 12'2
MN	Kitchen	11'7 x 7'6
MN	Dining Room	12'8 x 9'5
MN	Eating Area	10'2 x 15'5
MN	Foyer	6'7 x 6'8
ABV	Master Bedroom	11'4 x 12'7
ABV	Bedroom	11' x 12'7
ABV	Bedroom	10'6 x 9'11
ABV	Storage	5' x 4'
MN	Living Room	16'10 x 12'2

Side by side duplex - 3 bedrooms, 2 baths on each side. Sunken living room, dining room plus eating area. Basement is unfinished with concrete floor, ready for any renovations, rec room or more bedrooms. Great location one block from high school and corner store. Park across the street in a quiet area. Both units are rented with month to month tenants. 200 amps.

Active
R2189248Board: N
Triplex**234 W KWAH ROAD**

Fort St. James (Zone 57)

Fort St. James - Town

V0J 1P0

Multifamily

\$289,900 (LP)(SP) **M**Original Price: **\$289,900**

Sold Date:

Approx Yr Built: **1965**Fixtures Leased: **No**Age at List Date: **52**Zoning: **R3**Taxes: **\$2,339.59**Annual Inc: **\$35,100.00**For Tax Year: **2016**Oper. Exp: **\$5,393.00**Dwelling Type: **Triplex**Net Oper. Inc: **\$29,707.00**Lot SqFt: **10,000.00**Covered Prkng: **0**Frontage: **0.00**Total Prkng: **6**Depth: **0.00**

Pkg Facilities:

Open**Floor Area (sq. ft.)**

Main Floor:	2,374
Above:	484
Below:	0
Basement:	0
Unfinished:	0
Total:	2,858

Bedrooms:	6
Bathrooms:	5
Full Baths:	4
Half Baths:	1
# of Kitchens:	3
Total Rooms:	15
Finished Levels:	2
Fireplaces:	0
Meas. Type:	Feet
Exposure:	
Flood Plain:	No
# Bach:	
# 1 BR:	
# 2 BR:	2
# 3 BR:	1
# Other:	

Style of Home: **Ground Level Unit**Basement Style: **None**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Other**Heat / Fuel: **Baseboard, Forced Air,**Exterior: **Wood**Fireplace Fuel: **None**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **LOT A DISTRICT LOT 110 RANGE 5 COAST DISTRICT PLAN 5247**Amenities: **None**Site Infl: **Paved Road, Shopping Nearby**

Features:

List Broker 1: **Lakeshore Realty**List Broker 2: **Lakeshore Realty**P.I.D.: **010-675-922**

Floor	Type	Dimensions
MN	Kitchen	6'3 x 11'9
MN	Living Room	9'2 x 12'
MN	Bedroom	9'6 x 9'7
MN	Kitchen	8'5 x 12'10
MN	Living Room	21'11 x 14'3
MN	Dining Room	11'2 x 15'3
MN	Master Bedroom	11'1 x 15'1
MN	Utility	5'1 x 3'5
MN	Kitchen	13'4 x 9'11
MN	Living Room	11'11 x 13'2

Excellent opportunity for those thinking about an investment property! Live free in one of the units while tenants in the other 2 units help with your mortgage payments. Well-maintained triplex with numerous interior updates. Unit 1 (\$800/month) is a 2 bedroom, fully furnished unit on the ground level. Unit 2 (\$1100/month) is also a fully furnished unit with 2 bedrooms plus sunroom. Unit 3 (\$1025/month) is a 2 storey, 3 bedroom unit boasting newer windows and doors, enclosed porch, and private yard. Great time to get into the active Fort St. James rental market!



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**Active****R2181240**

Board: N

Fourplex

9603-5-9607-9 96 STREET

Fort St. John (Zone 60)

Fort St. John - City SE

V1J 3N7

Multifamily

\$294,900 (LP)(SP) **M**

Original Price: **\$399,900**
 Approx Yr Built: **9999**
 Age at List Date: **999**
 Taxes: **\$2,827.32**
 For Tax Year: **2016**
 Dwelling Type: **Fourplex**
 Lot SqFt: **0.00**
 Frontage: **56.00**
 Depth: **136**

Sold Date:
 Fixtures Leased: **No**
 Zoning: **RM2**
 Annual Inc:
 Oper. Exp:
 Net Oper. Inc:
 Covered Prkng:
 Total Prkng:
 Pkg Facilities: **Open**

Floor Area (sq. ft.)
 Main Floor: **2,120**
 Above: **0**
 Below: **0**
 Basement: **0**
 Unfinished: **0**
 Total: **2,120**

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

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

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Foundation: **Other**
 Exterior: **Vinyl**
 Type of Roof: **Asphalt**

Basement Style: **Crawl**
 Water Supply: **City/Municipal**
 Heat / Fuel: **Forced Air, Natural Gas**
 Fireplace Fuel:
 Property Discl?: **No**

Legal: **LOT 6 BLOCK 3 SECTION 31 TOWNSHIP 83 RANGE 18 W6M PRDP 8181**

Amenities:

Site Infl: **Central Location**

Features:

List Broker 1: **RE/MAX Action Realty (1991)Inc**

List Broker 2:

P.I.D.: **009-415-602****2-2-2. Two buildings on one lot. Each building has 2 units with 2 bedrooms with a potential ROI that makes good investment sense. Central location.****Active****R2186112**

Board: N

Duplex

1872-1876 UPLAND STREET

PG City Central (Zone 72)

Van Bow

V2L 2V6

Multifamily

\$298,900 (LP)(SP) **M**

Original Price: **\$329,900**
 Approx Yr Built: **1971**
 Age at List Date: **46**
 Taxes: **\$3,284.22**
 For Tax Year: **2017**
 Dwelling Type: **Duplex**
 Lot SqFt: **6,120.00**
 Frontage: **60.00**
 Depth: **102**

Sold Date:
 Fixtures Leased: **No**
 Zoning: **TR1**
 Annual Inc:
 Oper. Exp:
 Net Oper. Inc:
 Covered Prkng: **0**
 Total Prkng: **4**
 Pkg Facilities: **Open**

Floor Area (sq. ft.)
 Main Floor: **1,936**
 Above: **1,900**
 Below: **0**
 Basement: **0**
 Unfinished: **0**
 Total: **3,836**

Bedrooms: **7**
 Bathrooms: **4**
 Full Baths: **4**
 Half Baths: **0**
 # of Kitchens: **4**
 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	Living Room	18' x 12'
MN	Kitchen	13' x 11'
MN	Master Bedroom	12' x 10'
MN	Bedroom	9' x 12'
MN	Dining Room	12' x 8'
MN	Living Room	18' x 12'
MN	Kitchen	13' x 11'
MN	Master Bedroom	12' x 10'
MN	Bedroom	9' x 12'
MN	Dining Room	12' x 8'

Style of Home: **2 Storey, Split Entry**
 Construction: **Brick, Frame - Wood, Other**
 Foundation: **Concrete Perimeter**
 Exterior: **Brick, Stucco, Vinyl**
 Type of Roof: **Tar & Gravel**

Basement Style: **Full, Fully Finished,**
 Water Supply: **City/Municipal**
 Heat / Fuel: **Forced Air**
 Fireplace Fuel:
 Property Discl?: **No**

Legal: **LOTS 12-13 PL 1268 BLK319 DL343 LD05**

Amenities:

Site Infl: **Lane Access, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**Features: **Refrigerator, Stove**List Broker 1: **Team 3000 Property Management**

List Broker 2:

P.I.D.: **011-796-359****Great Investment Property on quiet street. 4 kitchens, 4 bathrooms. Currently vacant and ready for your tenants. Monthly revenue when fully rented is approximately \$3200.**



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**Active****R2176821**

Board: N

Duplex

623-629 MIDNIGHT DRIVE

Williams Lake (Zone 27)

Williams Lake - City

V2G 4E4

Multifamily

\$299,900 (LP)

(SP)

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

Sold Date:

Approx Yr Built: **1979**Fixtures Leased: **No**Age at List Date: **38**Zoning: **R2**Taxes: **\$2,701.44**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **8,407.00**Covered Prkng: **0**Frontage: **0.00**Total Prkng: **4**Depth: **0.00**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **2,112**Above: **0**Below: **0**Basement: **1,000**Unfinished: **1,112**Total: **4,224**Bedrooms: **7**Bathrooms: **4**Full Baths: **3**Half Baths: **1**# of Kitchens: **2**Total Rooms: **17**Finished Levels: **2**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain: **Exempt**

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
BST	Kitchen	11' x 6'
BST	Living Room	14' x 11'
BST	Dining Room	14' x 8'
BST	Eating Area	9' x 7'
BST	Master Bedroom	19'9 x 9'
BST	Bedroom	12' x 10'
MN	Kitchen	9'8 x 9'6
MN	Living Room	19'7 x 14'
MN	Dining Room	9'8 x 9'
BST	Master Bedroom	12'7 x 11'

Style of Home: **Rancher/Bungalow w/Bsmt.**Basement Style: **Full**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Aluminum**Fireplace Fuel: **None**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **LOT 2 DISTRICT LOT 8848 CARIBOO DISTRICT PLAN 22507**

Amenities:

Site Infl: **Central Location**

Features:

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

List Broker 2:

P.I.D.: **008-922-489**

Exciting opportunity with affordable living. Great investment property. Legal duplex allows you to live in one side and then rent the other would give you a nice, steady, comfortable income. This little gem has had many updates on the one side with a fully finished basement. Nice private and landscaped yard, fenced, and a garden shed. The entire building presently is rented for \$2100. This unit has lovely private yards and gardens. Each unity has its own storage shed. Level, usable driveway with lots of parking. Top-notch location close to schools and university. When would you like to view this one?

Active**R2201758**

Board: N

Fourplex

2241-2243 NORWOOD STREET

PG City Central (Zone 72)

VLA

V2L 1Y2

Multifamily

\$299,900 (LP)

(SP)

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

Sold Date:

Approx Yr Built: **1972**Fixtures Leased: **No**Age at List Date: **45**Zoning: **RT2**Taxes: **\$1,423.92**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Fourplex**

Net Oper. Inc:

Lot SqFt: **3,005.00**

Covered Prkng:

Frontage: **0.00**

Total Prkng:

Depth: **0.00**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **1,520**Above: **0**Below: **0**Basement: **1,520**Unfinished: **0**Total: **3,040**Bedrooms: **2**Bathrooms: **4**Full Baths: **4**Half Baths: **0**# of Kitchens: **1**Total Rooms: **4**Finished Levels: **4**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Bedroom	9'8 x 11'6
MN	Master Bedroom	15'4 x 7'10
MN	Kitchen	8' x 9'
MN	Living Room	15'4 x 7'10
		x
		x
		x
		x
		x
		x

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

Fireplace Fuel:

Type of Roof: **Tar & Gravel**Property Discl?: **Yes**Legal: **LOT 27 BLOCK 12 PLAN 796 DL 932 LD 05 LD 796 LT 28 BLK 12 DL 932 LD 05**

Amenities:

Site Infl: **Central Location, Recreation Nearby, Shopping Nearby**Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Range Top, Refrigerator, Smoke Alarm**List Broker 1: **Royal LePage Prince George**

List Broker 2:

P.I.D.: **014-034-468**

Excellent investment opportunity. Each side of the duplex has its own separate entry to the basement and a kitchen in the basement. This allows for a separate suite downstairs and an investment haven for rental property investors. The main selling features are the granite countertops upstairs and 3 laundry facilities. A 4th laundry facility can be added at an additional cost of \$5000. This duplex truly is one of the best investment properties out there. Duplex is completely renovated from the roof down about a year ago and all tenants have retained the interior in excellent condition. This indicates high quality rentals are scarce in PG. Owners could get up to \$4k monthly rent revenue if they had asked for it - get \$3800 now per month. (Total-6 Bedrooms-2-2 bedroom & 2 -1 Bedrooms).



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**Active**
R2209827Board: N
Duplex**1235-1245 LA SALLE AVENUE**

PG City Central (Zone 72)

South Fort George

V2L 4J9

Multifamily

\$314,900 (LP)(SP) **M****NO IMAGE**
AVAILABLEOriginal Price: **\$314,900**

Sold Date:

Approx Yr Built: **9999**Fixtures Leased: **No**Age at List Date: **999**Zoning: **URT3**Taxes: **\$3,255.36**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **0.00**Covered Prkng: **0**Frontage: **66.00**Total Prkng: **4**Depth: **124**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **1,646**Above: **0**Below: **0**Basement: **1,646**Unfinished: **0**Total: **3,292**Bedrooms: **2**Bathrooms: **4**Full Baths: **4**Half Baths: **0**# of Kitchens: **1**Total Rooms: **4**Finished Levels: **2**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Style of Home: **Rancher/Bungalow w/Bsmt.**Basement Style: **Fully Finished**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Electric**Exterior: **Vinyl**Fireplace Fuel: **None**Type of Roof: **Torch-On**Property Discl?: **Yes**Legal: **PL 727 LT 4 BLK 11 DL 933 LD 05 LOT 3 BLOCK 11 PLAN 727 DL 933**

Amenities:

Site Infl: **Central Location, Paved Road, Shopping Nearby**Features: **Refrigerator, Stove**List Broker 1: **Royal LePage Prince George**

List Broker 2:

P.I.D.: **014-649-489**

Great investment property. All suites have their own laundry and alarms. Feet from public transport. Tennis courts across the street. 4 separate meters. Close to park and recreation. The building has lots of reno's, including countertops and appliances.

Active
N246478Board: N
Duplex**10119 BEATTIE DRIVE**

Fort St. John (Zone 60)

Hudsons Hope

VOC 1V0

Multifamily

\$326,000 (LP)(SP) **M**Original Price: **\$400,000**

Sold Date:

Approx Yr Built: **2012**Fixtures Leased: **No**Age at List Date: **5**Zoning: **R1**Taxes: **\$2,581.00**

Annual Inc:

For Tax Year: **2014**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **0.00**

Covered Prkng:

Frontage: **60.00**

Total Prkng:

Depth: **125**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **925**Above: **430**Below: **0**Basement: **925**Unfinished: **0**Total: **2,280**Bedrooms: **4**Bathrooms: **3**Full Baths: **3**Half Baths: **0**# of Kitchens: **2**Total Rooms: **10**Finished Levels: **3**Fireplaces: **1**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**Construction: **Frame - Wood, Log**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Baseboard, Hot Water,**Exterior: **Log, Wood**Fireplace Fuel: **Electric**Type of Roof: **Metal**Property Discl?: **Yes**Legal: **LOT 6 EXCEPT PART ON PLAN H773 BLOCK 1 SEC13 TWP 81 RNG 26 W6M PRDP 12607**Amenities: **In Suite Laundry**Site Infl: **Recreation Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Free Stand F/P or Wdstove, Vaulted Ceiling**List Broker 1: **RE/MAX Action Realty (1991)Inc**

List Broker 2:

P.I.D.: **012-377-449**

How exciting, the newest and cutest houses in Hudson's Hope and one is for sale!! This log home features 1.5 storey plus basement floor plan. On main floor you'll love the open concept living space. There is a full bath and large bedroom with big closet (could be another bedroom) and laundry. Upstairs there is the loft open to below and the master bedroom with ensuite and walk-in closet. The basement hosts a legal suite, with a beautiful kitchen, 2 bedrooms, full bath, and laundry. Finishing touches such as landscaping needs to be done, but other than that this is a beautiful, new home with a rental suite ready to go!!



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**Active****R2211933**

Board: N

Duplex

2293-2295 THORNHILL STREET

Terrace (Zone 88)

Thornhill

V8G 4Z5

Multifamily

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

Sold Date:

Approx Yr Built: **1991**Fixtures Leased: **No**Age at List Date: **26**Zoning: **R2**Taxes: **\$2,974.70**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **0.00**Covered Prkng: **1**Frontage: **0.00**

Total Prkng:

Depth: **0**Pkg Facilities: **Carport; Single****Floor Area (sq. ft.)**Main Floor: **1,063**Above: **1,129**Below: **0**Basement: **0**Unfinished: **0**Total: **2,192**Bedrooms: **5**Bathrooms: **4**Full Baths: **2**Half Baths: **2**# of Kitchens: **2**Total Rooms: **10**Finished Levels: **2**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain: **Exempt**

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	13'6" x 11'
MN	Kitchen	14' x 11'
ABV	Bedroom	10'1" x 7'
ABV	Bedroom	11'8" x 9'10"
ABV	Master Bedroom	13'6" x 10'9"
MN	Living Room	13'6" x 11'9"
MN	Kitchen	14' x 11'
ABV	Master Bedroom	13' x 12'5"
ABV	Nook	9'6" x 6'4"
ABV	Bedroom	11'8" x 9'10"

Style of Home: **2 Storey**Basement Style: **Crawl**Construction: **Frame - Wood**Water Supply: **Community**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Vinyl**Fireplace Fuel: **None**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **LOT 6 DISTRICT LOT 4000 RANGE 5 COAST DISTRICT PLAN 9904**

Amenities:

Site Infl: **Golf Course Nearby, Paved Road**Features: **Clothes Washer/Dryer, Refrigerator, Stove**List Broker 1: **Terrace Real Estate Company Lt**

List Broker 2:

P.I.D.: **005-712-084**

Investment opportunity in this side-by-side duplex built in approx. 1991 and is situated on a large, partially treed, 1.334-acre parcel of land in upper Thornhill. Each side has a little different layout: living/kitchen and dining areas on the main floor plus 2 pc bath - left side: 3 bdrms up and 4 pc bath - right side: 2 bdrms up, 4 pc bath and a single carport. Updates to flooring on the left side, newer roof, some appliances included, and lots of parking for vehicles. Separate storage areas for each. Both units are currently rented which works for those wanting an investment property or live in one side and rent out the other. Great mortgage helper. The 1.334 acre property is the bonus with possibilities for future outbuildings, more yard space, or leave it as it is for privacy!

Active**R2168363**

Board: N

Fourplex

4813 EAGLE AVENUE

100 Mile House (Zone 10)

Lac la Hache

V0K 1T0

Multifamily

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

Sold Date:

Approx Yr Built: **9999**Fixtures Leased: **No**Age at List Date: **999**Zoning: **R2**Taxes: **\$1,956.25**Annual Inc: **\$31,200.00**For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Fourplex**Net Oper. Inc: **\$31,200.00**Lot SqFt: **0.00**

Covered Prkng:

Frontage: **0.00**

Total Prkng:

Depth: **0.00**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **4,087**Above: **0**Below: **0**Basement: **0**Unfinished: **1,298**Total: **5,385**Bedrooms: **3**Bathrooms: **2**Full Baths: **2**Half Baths: **0**# of Kitchens: **1**Total Rooms: **6**Finished Levels: **2**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain: **Exempt**

Bach:

1 BR:

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

Other:

Floor	Type	Dimensions
MN	Living Room	17' x 18'
MN	Kitchen	12' x 15'
MN	Master Bedroom	12' x 17'
MN	Bedroom	9'4" x 10'
MN	Bedroom	8' x 9'
MN	Laundry	8' x 9'
		x
		x
		x
		x

Style of Home: **Rancher/Bungalow,**Basement Style: **Crawl, Full, Unfinished**Construction: **Frame - Wood**Water Supply: **Community**Foundation: **Concrete Perimeter**Heat / Fuel: **Baseboard, Forced Air,**Exterior: **Vinyl**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **LOT 25 DISTRICT LOT 5 LILLOOET DISTRICT PLAN 5851 EXCEPT PLAN 7382 & 28372**

Amenities:

Site Infl: **Recreation Nearby, Shopping Nearby, Ski Hill Nearby**Features: **Refrigerator, Stove**List Broker 1: **Royal LePage 100 Mile Realty**List Broker 2: **Royal LePage 100 Mile Realty**P.I.D.: **010-244-298**

Live in the house/suite or just collect income from this great revenue property. Single family dwelling + triplex. Extensive recent renovations. 2 road frontages, natural gas and city sewer/water. Renovations include new roofs, siding, windows, flooring, cabinets, electrical, plumbing, insulation, and decorating. Present multi-family use is grandfathered on duplex zoning. L#8664



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**Active**
R2202758Board: N
Fourplex**1483-1487 MILBURN AVENUE**

PG City Central (Zone 72)

VLA

V2L 5C1

Multifamily

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

Sold Date:

Approx Yr Built: **1975**Fixtures Leased: **No**Age at List Date: **42**Zoning: **RT2**Taxes: **\$1,777.73**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Fourplex**

Net Oper. Inc:

Lot SqFt: **5,768.00**Covered Prkng: **2**Frontage: **0.00**Total Prkng: **4**Depth: **0**Pkg Facilities: **Carport; Multiple****Floor Area (sq. ft.)**

Main Floor:	1,760
Above:	0
Below:	0
Basement:	1,760
Unfinished:	0
Total:	3,520

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:	No
# Bach:	
# 1 BR:	
# 2 BR:	
# 3 BR:	
# Other:	

Style of Home: **Rancher/Bungalow w/Bsmt.**Basement Style: **Full, Fully Finished**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Stone**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PL 22118 DL932 CARIBOO DISTRICT PARCEL 1 (BEING A CONSOLIDATION OF LOTS C&D SEE**

Amenities:

Site Infl:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **Royal LePage Prince George**List Broker 2: **Royal LePage Prince George**P.I.D.: **027-098-079**

Floor	Type	Dimensions
MN	Living Room	15'5" x 10'4"
MN	Kitchen	8'3" x 7'9"
MN	Dining Room	9'1" x 8'5"
MN	Master Bedroom	11' x 9'1"
MN	Bedroom	8'9" x 7'11"
MN	Bedroom	9'2" x 7'11"
BST	Living Room	13'4" x 11'
BST	Kitchen	8'10" x 8'4"
BST	Master Bedroom	12'10" x 10'9"
BST	Bedroom	10'2" x 9'5"

Cap rate 10%, \$1300.00 a month approx. cash flow justifies this rental!! This turn-key 4-plex with 3 bedrooms up & additional 2 bedroom basement suites with their own entrances & shared laundry on each side is the best investment in the area. (Total 10 bedrooms!!). This investment property is fully rented with rents of \$3,900.00 & nothing to do but collect the rent. Roof & Furnaces are within 10 years (according to seller). Flooring, paint & updating has been done throughout the years. Fenced yards & carports on each side. Walking distance to downtown & city bus routes. Room measurements are for 1 side. Lot size is taken from Tax Assessment. All measurements are approx. & all info. to be verified by the buyer.

Active
R2169488Board: N
Duplex**A&B 1184 N 2ND AVENUE**

Williams Lake (Zone 27)

Williams Lake - City

V2G 1X8

Multifamily

\$349,900 (LP)(SP) **M**Original Price: **\$349,900**

Sold Date:

Approx Yr Built: **1997**Fixtures Leased: **No**Age at List Date: **20**Zoning: **R2**Taxes: **\$3,634.02**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **4,850.00**Covered Prkng: **2**Frontage: **0.00**

Total Prkng:

Depth: **0.00**Pkg Facilities: **Garage; Single, Open****Floor Area (sq. ft.)**

Main Floor:	1,360
Above:	0
Below:	0
Basement:	1,200
Unfinished:	0
Total:	2,560

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

Style of Home: **1 Storey**Basement Style: **Full, Fully Finished,**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Perimeter**Heat / Fuel: **Baseboard, Forced Air**Exterior: **Vinyl**Fireplace Fuel: **Gas - Natural**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PLAN PGS269 LT 1 DL 8843 LD 05 & PLAN PGS 269 LT2 DL 8843 LD 05**

Amenities:

Site Infl:

Features:

List Broker 1: **Interior Properties RealEstate**

List Broker 2:

P.I.D.: **023-999-535**

Floor	Type	Dimensions
MN	Dining Room	11'10" x 11'
MN	Living Room	13' x 14'
MN	Kitchen	8' x 15'
MN	Master Bedroom	14' x 13'7"
MN	Bedroom	12' x 8'10"
MN	Bedroom	10' x 10'10"
BST	Kitchen	9'7" x 13'
BST	Living Room	19'10" x 13'7"
BST	Bedroom	12'6" x 12' x

Fantastic investment property! This duplex offers 4 suites: 3 bedroom suites upstairs, and 1 bedroom suites downstairs. The current rent for the upstairs is \$950 per suite, and \$600 & \$650 for the downstairs suites. Whether you're a seasoned investor or looking to live and rent the remaining suites, this duplex has tons of potential for every buyer!



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**Active****R2149773**

Board: N

Fourplex

468 HACHEY LANE

Quesnel (Zone 28)

Quesnel - Town

V2J 5R7

Multifamily

\$349,900 (LP)(SP) **M**Original Price: **\$199,900**

Sold Date:

Approx Yr Built: **9999**Fixtures Leased: **No**Age at List Date: **999**Zoning: **C2A**Taxes: **\$1,711.03**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Fourplex**

Net Oper. Inc:

Lot SqFt: **30,360.00**Covered Prkng: **0**Frontage: **115.00**Total Prkng: **10**Depth: **264**Pkg Facilities: **Open, RV Parking Avail.****Floor Area (sq. ft.)**Main Floor: **1,664**Above: **0**Below: **1,664**Basement: **0**Unfinished: **0**Total: **3,328**Bedrooms: **7**Bathrooms: **4**Full Baths: **4**Half Baths: **0**# of Kitchens: **4**Total Rooms: **18**Finished Levels: **2**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain:

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: **Baseboard, Electric**Exterior: **Wood**

Fireplace Fuel:

Type of Roof: **Torch-On**Property Discl?: **Yes**Legal: **PARCEL A (PF251964) BLOCK 6 DISTRICT LOT 386 CARIBOO DISTRICT PLAN 772 & PARCEL B**

Amenities:

Site Infl: **Cul-de-Sac, Private Setting**Features: **Drapes/Window Coverings, Refrigerator, Stove**List Broker 1: **RE/MAX Quesnel Realty (1976)**

List Broker 2:

P.I.D.: **017-858-577**

Investors take notice! \$2650 in cash flow a month and very little to do here except collect rent. 4 unit multi-family in quiet area that is within walking distance to downtown. Plenty of parking and recent updates include laundry in some units, paint and flooring.

Active**R2185504**

Board: N

Duplex

8117 POOLEY ROAD

PG Rural South (Zone 78)

Pineview

V2N 5W3

Multifamily

\$349,900 (LP)(SP) **M**Original Price: **\$369,900**

Sold Date:

Approx Yr Built: **9999**Fixtures Leased: **No**Age at List Date: **999**Zoning: **RR1**Taxes: **\$2,162.74**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **0.00**

Covered Prkng:

Frontage: **0.00**

Total Prkng:

Depth: **0.00**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **1,237**Above: **1,237**Below: **0**Basement: **0**Unfinished: **1,113**Total: **3,587**Bedrooms: **6**Bathrooms: **2**Full Baths: **2**Half Baths: **0**# of Kitchens: **2**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: **2 Storey w/ Bsmt.**Basement Style: **Unfinished**Construction: **Frame - Wood**Water Supply: **Community**Foundation: **Concrete Perimeter**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Vinyl**

Fireplace Fuel:

Type of Roof: **Torch-On**Property Discl?: **Yes**Legal: **LOT 18 BLOCK 5 DISTRICT LOT 1561 CARIBOO DISTRICT PLAN 934**Amenities: **None**Site Infl: **Paved Road, Private Setting, Private Yard, Rural Setting, Treed**

Features:

List Broker 1: **RE/MAX Centre City Realty**List Broker 2: **RE/MAX Centre City Realty**P.I.D.: **014-019-396**

Great duplex on 5 acres only 15 minutes to town. This is a great opportunity. You can live on 5 picturesque acres with plenty of room for you, your family, and all your toys, plus have a mortgage helper right beside with their own great space. Features a large, bright living room, kitchen and dining room on the main with a door leading to the spacious backyard and sundeck where you can enjoy your morning coffee. Upstairs, you will find 3 great-sized bedrooms with a 4pc bath. All measurements are approximate, buyer to verify if important.



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**Active****R2157036**

Board: N

Fourplex

604 9TH AVENUE

Terrace (Zone 88)

Stewart/Cassiar

VOT 1W0

Multifamily

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

Sold Date:

Approx Yr Built: **1975**Fixtures Leased: **No**Age at List Date: **42**Zoning: **R4**Taxes: **\$2,354.44**

Annual Inc:

For Tax Year: **2015**

Oper. Exp:

Dwelling Type: **Fourplex**

Net Oper. Inc:

Lot SqFt: **12,000.00**Covered Prkng: **4**Frontage: **100.00**Total Prkng: **6**Depth: **120**Pkg Facilities: **DetachedGrge/Carport, Open****Floor Area (sq. ft.)**

Main Floor: **1,808**
Above: **1,808**
Below: **0**
Basement: **0**
Unfinished: **0**
Total: **3,616**

Bedrooms: **8**
Bathrooms: **4**
Full Baths: **4**
Half Baths: **0**
of Kitchens: **4**
Total Rooms: **16**
Finished Levels: **2**
Fireplaces: **0**
Meas. Type: **Feet**
Exposure:
Flood Plain:
Bach:
1 BR:
2 BR:
3 BR:
Other:

Floor	Type	Dimensions
MN	Kitchen	14'4" x 11'3"
MN	Kitchen	14'4" x 11'3"
MN	Living Room	20'2" x 11'3"
MN	Living Room	20'2" x 11'3"
MN	Bedroom	13'5" x 10'6"
MN	Bedroom	13'5" x 10'6"
MN	Bedroom	13'5" x 10'6"
MN	Bedroom	13'5" x 10'6"
ABV	Kitchen	14'4" x 11'3"
ABV	Kitchen	14'4" x 11'3"

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

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **LOTS 13-14-15 BLOCKK 24 DISTRICT LOT 466 CASSIAR LAND DISTRICT PLAN 818A**

Amenities:

Site Infl:

Features:

List Broker 1: **RE/MAX Coast Mountains-Terrace**

List Broker 2:

P.I.D.: **015-002-284**

EXCELLENT OPPORTUNITY!! Stewart is the heart of gold exploration in Northwestern BC and the site of Canada's most northerly ice free port. This 4-plex, located in the heart of downtown Stewart, is a great design and has been very well taken care of - making it a perfect revenue property for the discerning investor. It has four 2-bedroom units that are fully occupied and have a proven history of being sought-after rental spaces. This property currently boasts a 10% cap rate, and will be a great investment as future growth in the Stewart area takes hold.

Active**R2145365**

Board: N

Fourplex

135-141 ENDAKO AVENUE

Vanderhoof And Area (Zone 56)

Fraser Lake

VOJ 1S0

Multifamily

\$350,000 (LP)(SP) **M**Original Price: **\$365,000**

Sold Date:

Approx Yr Built: **9999**Fixtures Leased: **No**Age at List Date: **999**Zoning: **R1**Taxes: **\$1,100.00**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Fourplex**

Net Oper. Inc:

Lot SqFt: **11,616.00**

Covered Prkng:

Frontage:

Total Prkng:

Depth:

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

Main Floor: **2,320**
Above: **0**
Below: **0**
Basement: **0**
Unfinished: **0**
Total: **2,320**

Bedrooms: **5**
Bathrooms: **4**
Full Baths: **4**
Half Baths: **0**
of Kitchens: **4**
Total Rooms: **13**
Finished Levels: **1**
Fireplaces: **0**
Meas. Type:
Exposure:
Flood Plain:
Bach:
1 BR:
2 BR:
3 BR:
Other:

Floor	Type	Dimensions
MN	Living Room	10' x 12'
MN	Living Room	10' x 10'
MN	Living Room	10' x 10'
MN	Living Room	9' x 11'
MN	Bedroom	10' x 10'
MN	Bedroom	9' x 8'
MN	Bedroom	11' x 9'
MN	Bedroom	8' x 10'
MN	Bedroom	8' x 9'
MN	Kitchen	10' x 10'

Style of Home: **Other**Basement Style: **None**Construction: **Other**Water Supply: **City/Municipal**Foundation: **Other**Heat / Fuel: **Electric**Exterior: **Mixed**

Fireplace Fuel:

Type of Roof: **Other**Property Discl?: **Yes**Legal: **LOTS 11 - 14 DL617 RANGE 5 COAST DISTRICT PLAN 5067**

Amenities:

Site Infl:

Features:

List Broker 1: **RE/MAX Centre City Realty**

List Broker 2:

P.I.D.: **010-649-026**

This purchase also includes the 2 lots next door! Investment opportunity. 4 units in building plus could do a bachelor as well. Gross rent close to \$3000 per month as per seller. All measurements approximate. Seller is in the process of making a 5th suite.



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**Active****R2207517**

Board: N

Duplex

2138 UPLAND STREET

PG City Central (Zone 72)

VLA

V2L 2V7

Multifamily

\$369,900 (LP)(SP) **M**Original Price: **\$369,900**

Sold Date:

Approx Yr Built: **1995**Fixtures Leased: **No**Age at List Date: **22**Zoning: **RT2**Taxes: **\$4,245.81**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **5,586.00**Covered Prkng: **2**Frontage: **0.00**Total Prkng: **6**Depth: **0**Pkg Facilities: **Garage; Double****Floor Area (sq. ft.)**Main Floor: **2,440**Above: **0**Below: **0**Basement: **2,040**Unfinished: **0**Total: **4,480**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: **No**

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	15' x 11'
MN	Kitchen	11' x 9'
MN	Dining Room	8' x 6'
MN	Master Bedroom	13' x 11'
MN	Bedroom	11' x 9'
MN	Bedroom	9' x 9'
MN	Living Room	15' x 11'
MN	Kitchen	11' x 9'
MN	Dining Room	8' x 6'
MN	Master Bedroom	13' x 11'

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

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **PARCEL A, PCL A (95829M) OF LOT 16 BLOCK H DISTRICT LOT 777 CARIBOO DISTRICT PLAN 5566**

Amenities:

Site Infl:

Features:

List Broker 1: **Royal LePage Prince George**List Broker 2: **Royal LePage Prince George**P.I.D.: **011-801-239**

This solid duplex with 3-bedroom suites also has 2-bedroom basement suites (unauthorized on each side. It is currently fully rented with rents of \$3,300.00. Fenced yards and single garages on each side. Walking distance to downtown and city bus routes. Lot size measurement is taken from tax assessment. All measurements are approximate, and all information is to be verified by the buyer if deemed important.

Active**R2172503**

Board: N

Duplex

A-B 8911 81A STREET

Fort St. John (Zone 60)

Fort St. John - City SE

V1J 6S5

Multifamily

\$398,000 (LP)(SP) **M**Original Price: **\$398,000**

Sold Date:

Approx Yr Built: **1999**Fixtures Leased: **No**Age at List Date: **18**Zoning: **R2**Taxes: **\$4,263.26**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **6,000.00**

Covered Prkng:

Frontage: **50.00**Total Prkng: **4**Depth: **120**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **1,384**Above: **674**Below: **0**Basement: **0**Unfinished: **0**Total: **2,058**Bedrooms: **3**Bathrooms: **2**Full Baths: **1**Half Baths: **1**# of Kitchens: **1**Total Rooms: **7**Finished Levels: **2**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Kitchen	9'8 x 12'1
MN	Dining Room	9'10 x 12'1
MN	Laundry	7'3 x 7'11
ABV	Master Bedroom	12'1 x 11'6
ABV	Bedroom	9'3 x 9'9
ABV	Bedroom	9'10 x 9'4
ABV	Walk-In Closet	7'2 x 9'8
		x
		x
		x

Style of Home: **1 Storey, 2 Storey**Basement Style: **Crawl**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?: **No**Legal: **LOT 26 SECTION 32 TOWNSHIP 83 RANGE 18 WEST OF THE SIXTH MERIDIAN PEACE RIVER DISTRICT**

Amenities:

Site Infl:

Features: **Storage Shed**List Broker 1: **2 Percent Realty Excellence**

List Broker 2:

P.I.D.: **007-352-352**

Property Status: Available! This full duplex is a sound investment. Duplex is priced way below assessed value, and is the cheapest one on the market! Side A is a 3 bed, 2 bath featuring new carpeting and paint. Ready to rent. Side B is a 2 bed 1 bath. Both sides are currently tenanted and in exceptional condition.



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**Active****R2173774**

Board: N

Duplex

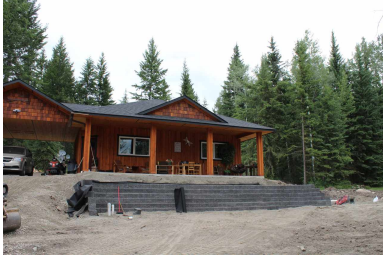
5737 MEADE ROAD

100 Mile House (Zone 10)

Lac la Hache

VOK 1T0

Multifamily

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

Sold Date:

Approx Yr Built: **2017**Fixtures Leased: **No**Age at List Date: **0**Zoning: **RR3**Taxes: **\$183.65**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **0.00**Covered Prkng: **2**Frontage: **0.00**

Total Prkng:

Depth: **0.00**Pkg Facilities: **Carport; Multiple****Floor Area (sq. ft.)**Main Floor: **1,326**Above: **0**Below: **0**Basement: **0**Unfinished: **0**Total: **1,326**Bedrooms: **2**Bathrooms: **1**Full Baths: **1**Half Baths: **0**# of Kitchens: **1**Total Rooms: **4**Finished Levels: **1**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor Type Dimensions**MN Kitchen 13'9 x 9'4****MN Living Room 13'9 x 11'6****MN Bedroom 9' x 13'4****MN Bedroom 9'7 x 11'2****x****x****x****x****x****x**Style of Home: **Rancher/Bungalow**Basement Style: **Crawl**Construction: **Frame - Wood**Water Supply: **Well - Drilled**Foundation: **Concrete Perimeter**Heat / Fuel: **Electric, Radiant, Wood**Exterior: **Wood**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **LOT B DISTRICT LOT 5089 LILLOOET DISTRICT PLAN EPP9333**

Amenities:

Site Infl: **Rural Setting, Ski Hill Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **RE/MAX 100**List Broker 2: **RE/MAX 100**P.I.D.: **028-364-872**

Come and check out this brand new duplex at Timothy Lake. On quiet Meade Road, this is the perfect recreational retreat. Rent out one side and use the other for your vacation. Each side is 663sqft with a covered area between that will fit two vehicles. The shared well pumps 12gpm, but each side has its own septic system. With in-floor heating and a wood stove, you will be super cozy in the winter. The pump house contains the pressure tank, water softener, and filter system for easy access. There is an RV site in the back for your friends to come and stay. Lot next door can also be purchased separately.

Active**R2176005**

Board: N

Duplex

3573 LARCH AVENUE

Terrace (Zone 88)

Thornhill

V8G 5B8

Multifamily

\$399,900 (LP)(SP) **M**Original Price: **\$399,900**

Sold Date:

Approx Yr Built: **1940**Fixtures Leased: **No**Age at List Date: **77**Zoning: **R2**Taxes: **\$2,855.22**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **0.00**Covered Prkng: **0**Frontage: **140.00**Total Prkng: **6**Depth: **66**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **1,400**Above: **1,275**Below: **0**Basement: **0**Unfinished: **1,275**Total: **3,950**Bedrooms: **3**Bathrooms: **1**Full Baths: **1**Half Baths: **0**# of Kitchens: **1**Total Rooms: **7**Finished Levels: **3**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain: **Exempt**

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor Type Dimensions**MN Kitchen 12'8 x 12'8****MN Dining Room 12' x 10'****MN Living Room 17'5 x 12'****ABV Master Bedroom 16'5 x 10'****ABV Bedroom 10'9 x 10'****ABV Bedroom 11' x 10'****BLW Recreation 23' x 21'****x****x****x**Style of Home: **2 Storey w/Bsmt.**Basement Style: **Fully Finished**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 8213 LT 53 DL 4000 LD 14 RNG 5**

Amenities:

Site Infl:

Features: **Clothes Washer/Dryer, Refrigerator, Stove**List Broker 1: **RE/MAX Coast Mountains-Terrace**

List Broker 2:

P.I.D.: **004-585-631**

Side-by-side duplex for sale. Rental investment property or live in one side and rent the other. Property has been fully updated with new furnaces, roof, windows, vinyl siding, insulation, and flooring, this unit is turnkey and ready to go. Each side of the duplex has 2000sqft of living space with fenced yard and private driveway. Main and second floor have hardwood floors and each has laundry in unit. Great space and location. Excellent building and great opportunity.



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**Active****R2103228**

Board: N

Fourplex

10-16 LITTLE WEDEENE STREET

Kitimat (Zone 89)

Kitimat

V8C 1G9

Multifamily

\$399,990 (LP)(SP) **M**Original Price: **\$499,990**

Sold Date:

Approx Yr Built: **1956**Fixtures Leased: **No**Age at List Date: **61**Zoning: **R3-A**Taxes: **\$3,023.53**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Fourplex**

Net Oper. Inc:

Lot SqFt: **14,678.00**

Covered Prkng:

Frontage: **0.00**Total Prkng: **8**Depth: **0**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **1,900**Above: **1,900**Below: **0**Basement: **0**Unfinished: **1,900**Total: **5,700**Bedrooms: **3**Bathrooms: **1**Full Baths: **1**Half Baths: **0**# of Kitchens: **1**Total Rooms: **5**Finished Levels: **2**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor Type Dimensions**MN Kitchen 10' x 17'****MN Living Room 12' x 14'****ABV Master Bedroom 10' x 17'****ABV Bedroom 8' x 10'****ABV Bedroom 8' x 10'**Style of Home: **2 Storey w/Bsmt.**Basement Style: **Full, Unfinished**Construction: **Concrete, 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 PRP3598 LT 24 DL 6025 LD 14 RNG 5**

Amenities:

Site Infl: **Cul-de-Sac, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**List Broker 1: **RE/MAX Kitimat Realty**

List Broker 2:

P.I.D.: **011-939-648**

Calling all investors. Are you looking at getting into the Kitimat market while prices are down. This may be the opportunity you have been looking for. This four unit complex is located close to downtown and within walking distance to Elementary Schools and along walking paths to recreational facilities and parks. This four-plex consists of two three bedroom units and two-two bedroom units. Each has been nicely updated and comes furnished.

Active**R2152692**

Board: N

Duplex

9204 88 STREET

Fort St. John (Zone 60)

Fort St. John - City SE

V1J 5B4

Multifamily

\$424,900 (LP)(SP) **M**Original Price: **\$424,900**

Sold Date:

Approx Yr Built: **1980**Fixtures Leased: **No**Age at List Date: **37**Zoning: **RM2**Taxes: **\$3,571.25**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **0.00**

Covered Prkng:

Frontage: **50.00**

Total Prkng:

Depth: **150**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **750**Above: **0**Below: **0**Basement: **750**Unfinished: **0**Total: **1,500**Bedrooms: **4**Bathrooms: **2**Full Baths: **1**Half Baths: **1**# of Kitchens: **1**Total Rooms: **7**Finished Levels: **1**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain:

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor Type Dimensions**MN Kitchen 7' x 9'****MN Dining Room 6'7 x 9'****MN Living Room 11' x 17'5****MN Master Bedroom 11'5 x 16'7****MN Bedroom 10'3 x 9'10****MN Bedroom 12' x 19'****MN Bedroom 7'4 x 14'8**Style of Home: **Split Entry**Basement Style: **Full, Fully Finished**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Preserved Wood**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Vinyl**

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **LT 6 BLK 9 SEC 31 TWP 83 RNG 18 W6M PRD PL PGP8780**

Amenities:

Site Infl:

Features:

List Broker 1: **RE/MAX Action Realty (1991)Inc**

List Broker 2:

P.I.D.: **005-436-672**

Terrific opportunity located in Mathews Park. This 4-bedroom/2-bathroom home is ideal for the residential property investor or a growing family looking to own their own home in a popular SE neighborhood, close to schools, with the park at your doorstep. Plenty of square footage with a full finished basement complete with second bathroom. Fenced backyard with covered rear deck on both units, plus front attached decks and a lower patio on the north unit. Come and check out this fantastic mortgage-helper today!



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**Active****R2123242**

Board: N

Fourplex

4912 SUNSET DRIVE

Fort Nelson (Zone 64)

Fort Nelson -Town

VOC 1R0

Multifamily

\$429,000 (LP)

(SP)

Original Price: **\$429,000**

Sold Date:

Approx Yr Built: **1975**Fixtures Leased: **No**Age at List Date: **41**Zoning: **RM-1**Taxes: **\$3,750.00**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Fourplex**

Net Oper. Inc:

Lot SqFt: **23,640.00**

Covered Prkng:

Frontage: **0.00**

Total Prkng:

Depth: **0**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **1,536**Above: **0**Below: **0**Basement: **1,635**Unfinished: **0**Total: **3,171**Bedrooms: **8**Bathrooms: **4**Full Baths: **4**Half Baths: **0**# of Kitchens: **4**Total Rooms: **16**Finished Levels: **2**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain: **No**

Bach:

1 BR:

2 BR:

3 BR:

Other:

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

Fireplace Fuel:

Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **LOT 1 BLOCK 1 DISTRICT LOT 1535 PEACE RIVER DISTRICT PLAN 10008**Amenities: **None**

Site Infl:

Features:

List Broker 1: **Royal LePage Fort Nelson**

List Broker 2:

P.I.D.: **009-188-347**

It's a great time to invest in a quality revenue property. This building consists of four spacious 2-bedroom apartments, each with updated flooring and paint. There's plenty of parking and room on the lot for future expansion or garage. A short, easy walk to all amenities and a very private location are exactly what tenants desire. The building is fully occupied and has had siding, windows and shingles replaced in recent years. Make a smart move.....

Active**R2186098**

Board: N

Duplex

1 & 2 8804 89 AVENUE

Fort St. John (Zone 60)

Fort St. John - City SE

V1J 5B8

Multifamily

\$450,000 (LP)

(SP)

Original Price: **\$450,000**

Sold Date:

Approx Yr Built: **1980**Fixtures Leased: **No**Age at List Date: **37**Zoning: **RM2**Taxes: **\$3,614.15**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **7,500.00**

Covered Prkng:

Frontage: **50.00**

Total Prkng:

Depth: **150**Pkg Facilities: **Other****Floor Area (sq. ft.)**Main Floor: **1,488**Above: **0**Below: **0**Basement: **1,488**Unfinished: **0**Total: **2,976**Bedrooms: **6**Bathrooms: **4**Full Baths: **2**Half Baths: **2**# of Kitchens: **2**Total Rooms: **16**Finished Levels: **1**Fireplaces: **2**Meas. Type: **Feet**

Exposure:

Flood Plain: **No**

Bach:

1 BR:

2 BR:

3 BR:

Other:

Style of Home: **Rancher/Bungalow w/Bsmt.**Basement Style: **Full**Construction: **Frame - Wood**Water Supply: **City/Municipal**Foundation: **Preserved Wood**Heat / Fuel: **Forced Air, Natural Gas**Exterior: **Vinyl**Fireplace Fuel: **Gas - Natural**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **LOT 12 BLOCK 10 SECTION 31 TOWNSHIP 83 RANGE 18 W6M PEACE RIVER DISRICT PLAN 8780**Amenities: **None**

Site Infl:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**List Broker 1: **Gary Reeder Realty Ltd**

List Broker 2:

P.I.D.: **009-742-719**

Excellent revenue duplex (not strata-titled) close to high school and elementary school, as well as park and playground, each unit has 3 bedrooms, family room, patio doors to small deck. Unit 2 is fenced with large lawn area and back alley access, unit 1 has large sundeck at the front. Unit 2 requires 72hr notice to tenant for showings.



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**Active****R2196821**

Board: N

Duplex

3406 EBY STREET

Terrace (Zone 88)

Terrace - City

V8G 2Y5

Multifamily

\$479,000 (LP)

(SP)

Original Price: **\$479,000**

Sold Date:

Approx Yr Built: **1965**Fixtures Leased: **No**Age at List Date: **52**Zoning: **R2**Taxes: **\$4,165.65**

Annual Inc:

For Tax Year: **2017**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **17,024.00**

Covered Prkng:

Frontage: **128.00**

Total Prkng:

Depth: **133**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **1,226**Above: **0**Below: **0**Basement: **1,226**Unfinished: **0**Total: **2,452**Bedrooms: **6**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: **No**

Bach:

1 BR:

2 BR:

3 BR:

Other:

Style of Home: **Split Entry**Basement Style: **Fully Finished**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: **CDP PRP13985 LT 2 DL 361 LD 14 RNG 5**Amenities: **Storage**

Site Infl:

Features:

List Broker 1: **RE/MAX Coast Mountains-Terrace**

List Broker 2:

P.I.D.: **018-758-070**

This nicely renovated up-down duplex is ideally located to downtown and all the local amenities. 4 bedrooms in the upstairs unit and 2 in the downstairs gives a variety of uses and utility. The large lot offers the potential to subdivide and build another duplex! This duplex is an income generator, with added future potential!

Active**R2134818**

Board: N

Duplex

7708-7710 89 AVENUE

Fort St. John (Zone 60)

Fort St. John - City SE

V1J 1C3

Multifamily

\$479,900 (LP)

(SP)

Original Price: **\$499,900**

Sold Date:

Approx Yr Built: **2006**Fixtures Leased: **No**Age at List Date: **11**Zoning: **R2**Taxes: **\$4,667.03**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **7,350.00**

Covered Prkng:

Frontage: **75.00**

Total Prkng:

Depth: **98**Pkg Facilities: **Add. Parking Avail., RV Parking Avail.****Floor Area (sq. ft.)**Main Floor: **1,280**Above: **1,280**Below: **0**Basement: **0**Unfinished: **0**Total: **2,560**Bedrooms: **6**Bathrooms: **4**Full Baths: **2**Half Baths: **2**# 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: **Crawl**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: **LOT 1 SEC32 TWP 83 RNG 18 W6M PRDP BCP 20933**Amenities: **Storage**Site Infl: **Central Location, Lane Access, Paved Road, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**List Broker 1: **Century 21 Energy Realty**

List Broker 2:

P.I.D.: **026-508-079**

Check out this newer full duplex that's fully rented with tenants willing to stay! Loads of space inside & out, with extra parking, completely fenced yards on a corner lot with alley access. Huge kitchen open to the dining and living room, the space is flexible depending on your needs. Large bedrooms on the upper level with laundry & extra storage. Very appealing property for tenants, and also a fantastic property to live in one side while renting out the other! Limitless options for this residential property or investment. Take advantage of the low interest rates & new first time buyer program, and let this property pay its own mortgage payment for you.



Presented by:

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**Active****R2161991**

Board: N

Fourplex

7903 95 AVENUE

Fort St. John (Zone 60)

Fort St. John - City SE

V1J 1G5

Multifamily

\$485,000 (LP)

(SP)

Original Price: **\$485,000**

Sold Date:

Approx Yr Built: **1956**Fixtures Leased: **No**Age at List Date: **61**Zoning: **RM2**Taxes: **\$3,242.89**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Fourplex**

Net Oper. Inc:

Lot SqFt: **14,425.50**Covered Prkng: **0**Frontage: **96.17**

Total Prkng:

Depth: **150**Pkg Facilities: **Open****Floor Area (sq. ft.)**Main Floor: **3,474**Above: **0**Below: **0**Basement: **0**Unfinished: **0**Total: **3,474**Bedrooms: **10**Bathrooms: **4**Full Baths: **4**Half Baths: **0**# of Kitchens: **4**Total Rooms: **19**Finished Levels: **1**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain: **Exempt**

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
MN	Living Room	13'2" x 15'1"
MN	Kitchen	9'2" x 14'5"
MN	Master Bedroom	9'10" x 17'4"
MN	Bedroom	6'10" x 9'2"
MN	Living Room	13'2" x 15'8"
MN	Kitchen	9'2" x 15'3"
MN	Master Bedroom	9' x 9'8"
MN	Bedroom	6'10" x 9'2"
MN	Bedroom	7'11" x 9'10"
MN	Living Room	14'7" x 13'3"

Style of Home: **Rancher/Bungalow**Basement Style: **Crawl**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: **LOTS 10-11 BLOCK 12 SECTION 32 TOWNSHIP 83 RANGE 18 W6M PEACE RIVER LAND DISTRICT PLAN**Amenities: **In Suite Laundry**

Site Infl:

Features: **Clothes Washer/Dryer, Refrigerator, Stove**List Broker 1: **Century 21 Energy Realty**

List Broker 2:

P.I.D.: **008-635-269**

Wanting to expand your financial portfolio? Don't let this opportunity pass you by! A fully-occupied fourplex on large double lot, offering two 3-bedroom units and two 2-bedroom units. Rancher style home means no basement suites. Plenty of open parking and yard space, with alley access as well. All units are equipped with their own laundry and furnace, as well as separately metered. Professionally managed and consistently maintained.

Active**R2165342**

Board: N

Duplex

2111-2117 SPRUCE STREET

PG City Central (Zone 72)

VLA

V2L 2R7

Multifamily

\$499,900 (LP)

(SP)

Original Price: **\$499,900**

Sold Date:

Approx Yr Built: **2010**Fixtures Leased: **No**Age at List Date: **7**Zoning: **RT2**Taxes: **\$5,642.97**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **6,543.00**Covered Prkng: **2**Frontage: **58.48**Total Prkng: **6**Depth: **111.88**Pkg Facilities: **Garage; Double****Floor Area (sq. ft.)**Main Floor: **2,023**Above: **2,668**Below: **0**Basement: **0**Unfinished: **0**Total: **4,691**Bedrooms: **10**Bathrooms: **4**Full Baths: **4**Half Baths: **0**# of Kitchens: **2**Total Rooms: **20**Finished Levels: **2**Fireplaces: **0**Meas. Type: **Feet**

Exposure:

Flood Plain: **No**

Bach:

1 BR:

2 BR:

3 BR:

Other:

Floor	Type	Dimensions
ABV	Living Room	22' x 17'6"
ABV	Kitchen	12' x 10'
ABV	Laundry	8' x 7'
ABV	Master Bedroom	12' x 10'
ABV	Bedroom	11'5" x 10'
ABV	Bedroom	12'5" x 9'5"
MN	Recreation	13'6" x 13'5"
MN	Nook	13' x 9'5"
MN	Bedroom	13' x 9'6"
MN	Bedroom	13' x 9'6"

Style of Home: **2 Storey**Basement Style: **None**Construction: **Concrete Frame, Frame - Wood**Water Supply: **City/Municipal**Foundation: **Concrete Slab**Heat / Fuel: **Electric**Exterior: **Vinyl**Fireplace Fuel: **None**Type of Roof: **Asphalt**Property Discl?: **Yes**Legal: **LOT 5 BLOCK 1 DISTRICT LOT 77 CARIBOO DISTRICT PLAN 5566 EXCEPT PLAN 25301**Amenities: **None**Site Infl: **Paved Road**

Features:

List Broker 1: **Doucette Realty Ltd**

List Broker 2:

P.I.D.: **013-650-394**

Excellent Return On Investment with long-term (content) tenants on either side and a very appealing revenue with approximate 7% return. Owner pays hydro & Shaw. Built in 2010, features over 2,300 sq ft of finished living space (fully developed) PER SIDE, big single garages, great open floor plan, full ensuites, summer kitchen down on each side with second laundry area, spacious room sizes throughout. Measurements taken from building plans. Buyer to verify if important.



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**Active****R2159314**

Board: N

Fourplex

2322-2444 W NORANDA ROAD

PG City North (Zone 73)

Hart Highway

V2K 1S1

Multifamily

\$575,007 (LP)(SP) **M**Original Price: **\$575,007**

Sold Date:

Approx Yr Built: **1972**Fixtures Leased: **No**Age at List Date: **45**Zoning: **RS1/RM**Taxes: **\$3,690.46**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Fourplex**

Net Oper. Inc:

Lot SqFt: **89,733.60**Covered Prkng: **0**Frontage: **0.00**

Total Prkng:

Depth: **0**Pkg Facilities: **Open, RV Parking Avail.****Floor Area (sq. ft.)**

Main Floor:	3,696
Above:	3,696
Below:	0
Basement:	0
Unfinished:	0
Total:	7,392

Bedrooms:	10
Bathrooms:	6
Full Baths:	4
Half Baths:	2
# of Kitchens:	4
Total Rooms:	22
Finished Levels:	2
Fireplaces:	0
Meas. Type:	Feet
Exposure:	
Flood Plain:	No
# Bach:	
# 1 BR:	
# 2 BR:	2
# 3 BR:	2
# 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: **Stucco, Wood**Fireplace Fuel: **None**Type of Roof: **Torch-On**Property Discl?: **Yes**Legal: **LOT 6 DISTRICT LOT 4040 CARIBOO LAND DISTRICT PLAN 1298 EXCEPT PARCEL A (51644M) AND**Amenities: **In Suite Laundry, Shared Laundry**Site Infl: **Golf Course Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Treed**

Features:

List Broker 1: **RE/MAX Centre City Realty**

List Broker 2:

P.I.D.: **014-002-884**

Floor	Type	Dimensions
MN	Kitchen	9' x 11'
MN	Kitchen	9' x 11'
MN	Kitchen	8' x 14'
MN	Kitchen	8' x 14'
MN	Living Room	11' x 20'
MN	Living Room	11' x 20'
MN	Living Room	13' x 13'
MN	Living Room	13' x 13'
MN	Laundry	8' x 12'
MN	Laundry	8' x 12'

Investment alert! Lots of different opportunities here with RM1 (Multiple Residential) and RS1 (Suburban Residential) zoning. Lot size is 2.06 acres. Approximately 77 feet of highway frontage. Fourplex has some updates and is currently undergoing additional renovations. 2 units have 3 bedrooms and 2 bathrooms. 2 units have 2 bedrooms and 1 bathroom. Excellent revenue or holding property. All measurements are approximate, Buyer to verify if important. Lot size taken from BC Tax Assessment.

Active**R2163232**

Board: N

Duplex

A&B 8112 90 AVENUE

Fort St. John (Zone 60)

Fort St. John - City SE

V1J 6P8

Multifamily

\$580,000 (LP)(SP) **M**Original Price: **\$580,000**

Sold Date:

Approx Yr Built: **1999**Fixtures Leased: **No**Age at List Date: **18**Zoning: **RM2**Taxes: **\$4,907.87**

Annual Inc:

For Tax Year: **2016**

Oper. Exp:

Dwelling Type: **Duplex**

Net Oper. Inc:

Lot SqFt: **7,250.00**

Covered Prkng:

Frontage: **50.00**

Total Prkng:

Depth: **145**Pkg Facilities: **Other****Floor Area (sq. ft.)**

Main Floor:	1,230
Above:	1,230
Below:	0
Basement:	0
Unfinished:	0
Total:	2,460

Bedrooms:	6
Bathrooms:	4
Full Baths:	2
Half Baths:	2
# of Kitchens:	2
Total Rooms:	10
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: **Crawl**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 PGP26054 LT 10 LD 44 SEC 32 TWP 83 RNG 18 M6M**

Amenities:

Site Infl:

Features: **Windows - Thermo**List Broker 1: **Gary Reeder Realty Ltd**

List Broker 2:

P.I.D.: **007-352-131**

Floor	Type	Dimensions
MN	Kitchen	10' x 18'
MN	Living Room	12' x 14'
ABV	Master Bedroom	13' x 15'
ABV	Bedroom	9' x 10'
ABV	Bedroom	8' x 10'
MN	Kitchen	10' x 18'
MN	Living Room	12' x 14'
ABV	Master Bedroom	13' x 15'
ABV	Bedroom	9' x 10'
ABV	Bedroom	8' x 10'

Two Duplex Units (Total Building) is For Sale. Each 2 storey duplex has 3 bedrooms on the upper level,(very large master BR) and bathroom, and the main floor has a living room, bathroom, laundry room, kitchen and dining room with patio doors to a fenced backyard; concrete driveways, each unit has fridge, stove, washer and dryer. The owner will strata title to sell the units separately or you can purchase the total building for rental income or live in one side, rent the other, etc. Some recent updates of flooring, paint, etc. No strata fees.



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Active
R2170757
Board: N
Fourplex

803-805 OCEANVIEW DRIVE

Prince Rupert (Zone 52)

Port Edward

V0V 1G0

Multifamily

\$749,000 (LP)

(SP)



Original Price: **\$749,000**
Approx Yr Built: **1976**
Age at List Date: **41**
Taxes: **\$2,317.65**
For Tax Year: **2016**
Dwelling Type: **Fourplex**
Lot SqFt: **8,834.00**
Frontage: **65.00**
Depth: **135.9**

Sold Date:

Fixtures Leased: **No**

Zoning: **R2**

Annual Inc:

Oper. Exp:

Net Oper. Inc:

Covered Prkng:

Total Prkng: **5**

Pkg Facilities: **Add. Parking Avail., Open, RV Parking**

Floor Area (sq. ft.)

Main Floor: **2,631**
Above: **2,631**
Below: **0**
Basement: **0**
Unfinished: **0**
Total: **5,262**

Bedrooms: **5**
Bathrooms: **6**
Full Baths: **4**
Half Baths: **2**
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	Living Room	16'4 x 13'8
MN	Dining Room	13'7 x 9'10
MN	Kitchen	20' x 9'10
MN	Master Bedroom	14' x 11'4
MN	Bedroom	9'9 x 9'2
MN	Bedroom	10'10 x 10'6
BLW	Foyer	13'2 x 8'
BLW	Living Room	16'3 x 13'8
BLW	Kitchen	15'1 x 14'2
BLW	Bedroom	14'2 x 10'6

Style of Home: **2 Storey**

Construction: **Frame - Wood**

Foundation: **Concrete Perimeter**

Exterior: **Mixed, Wood**

Type of Roof: **Asphalt**

Basement Style: **None**

Water Supply: **Cistern**

Heat / Fuel: **Baseboard, Electric**

Fireplace Fuel:

Property Discl?: **Yes**

Legal: **LOTS 1 AND 2 DISTRICT LOT 446 RANGE 5 COAST DISTRICT PLAN 7447**

Amenities:

Site Infl:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

List Broker 1: **Realty Executives Pr. Rupert**

List Broker 2: **Realty Executives Pr. Rupert**

P.I.D.: **009-160-400**

Great investment opportunity with this money-making property! This property contains 4 executive suites and has been completely renovated inside and out. The modern upgrades and quality finishes were done by a reputable contractor with virtually no space left untouched. The upper floor offers two 3-bedroom units & the lower level offers two 2-bedroom units. Located in sunny Port Edward, with a great view of the harbour this property proves to be in high demand & a great choice for any seasoned investor! With all New kitchens/bathrooms/renovations, you can start collecting high rents ASAP!