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Courtesy of  
**Bruce Long, CCIM**

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Macdonald Commercial Real Estate Services Ltd.

**New Westminster / BC / Uptown NW V3M 3Y1**

**\$3,500,000**

**405 10TH ST**

**Net Income:** \$ 143,425

**Cap Rate:** 4.1

**Zoning:** RM-2

**Year Built:** 1969

**Taxes:** \$14196

**Land Sz SF:** 15246



**Units:**

<b>Bach:</b>	7
<b>Studio:</b>	0
<b>1 Bed Rm:</b>	21
<b>2 Bed Rm:</b>	0
<b>3 Bed Rm:</b>	0
<b>Pent:</b>	0

**Total Units: 28**

**Site Influences:** Corner Site, Landscaped, Public Transit Nearby

Linc #: 007-218-290

MLS #: V4027625

Hillcroft Apartments sits on a nicely landscaped corner lot, close to many amenities, transportation and Moody Park. The building is wood construction, with a stucco exterior, a torched on roof and natural gas heating. The building has a nice, large lobby with a rock wall, bright white ceramic tile, an intercom and newer mail boxes. The tenants have use of a large laundry room with tiled floors and two washers and two dryers, all Huebsch. The carpets in the hallways have been replaced and are in excellent condition and are accented with baseboard moldings. The building has also been partially repiped. There is an underground parkade that has concrete flooring, a well lit security camera, electrical boxes with

listing provided by RE/MAX Bill Goold Realty

NOTE: "This representation is based in whole or in part on data generated by the Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board, Real Estate Board of Greater Vancouver or any other Real Estate Board situated in the Province of British Columbia which assumes no responsibility for its accuracy." This information is thought to be accurate but is not guaranteed.

