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Courtesy of
Bruce Long, CCIM

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Macdonald Commercial Real Estate Services Ltd.

Chilliwack / BC / Chilliwack N Yale-Well

\$1,295,000

46019 MELLARD AV

Net Income \$ 75,615

Cap Rate: 5.84

Zoning: R5

Year Built: 9999

Taxes: \$9213

Land Sz 33846

Units: Bach: 0

Studio: 0

1 Bed Rm: 8

2 Bed Rm: 8

3 Bed Rm: 0

Pent: 0

Total Units: 16



Site Influences Corner Site, Flood Plain, Public Transit Nearby, Visual Exposure

Linc #: 024-009-041

MLS #: H3100306

Multi-family investment with an advantage. This is an opportunity to acquire a profitable 16 suite building as well as an adjacent multi-family corner lot. The property is in the City of Chilliwack's OCP for 4 storey residential us allowing for 28-54 units per acre and offers a buyer a future development opportunity. The heat and hot water are provided in the rent with hydro individually metered and paid by the tenants. New roof completed in 2009 and the high efficiency gas boilers were installed new in 2004. With new stoves and fridges in units and carpets replaced in the hallways the property is in above average condition and makes it easy for a buyer to purchase and operate with little or no further

listing provided by RE/MAX Bob Plowright 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.

