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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**

**\$1,975,000**

## 9430 NOWELL ST

**Net Income** \$ 115,330

**Cap Rate:** 5.83

**Zoning:** R6

**Year Built:** 1974

**Taxes:** \$12115

**Land Sz** 17424

**Units:** Bach: 5

Studio: 0

1 Bed Rm: 24

2 Bed Rm: 0

3 Bed Rm: 0

Pent: 0

**Total Units: 29**



**Site Influences** Corner Site, Level Land, View Property

**Linc #:** 012-338-117

**MLS #:** V4028525

Great opportunity to acquire an affordable 29 suite apartment building in downtown Chilliwack. Upgrades include a new torch on roof less than 5 years old, \$25,000. has also been spent on fire code upgrades. The building contains ample covered parking for tenants and visitors. As of September 1st, 2011 the building is at full occupancy. Assumable financing is also available to qualified purchasers. The elevator does comply with the recent safety order directive from BCSA.

listing provided by **Avison Young Comm. R.E. Inc.**

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.

