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Courtesy of  
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Macdonald Commercial Real Estate Services Ltd.

**New Westminster / BC / Queen's Park V3I**

**\$3,500,000**

**411 3RD AV**

**Net Income** \$ 139,380

**Cap Rate:** 4.1

**Price / Unit**

**Zoning:** RS1

**Year Built:** 1912

**Taxes:** \$9149

**Units:** Bach: 0

Studio: 5

1 Bed Rm: 6

2 Bed Rm: 0

3 Bed Rm: 0

Pent: 0

Other: 0

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Total Units: 11



## Site Influences

**Linc #:** 013-396-595

Large heritage house in Queens Park. The heart of New West + almost never available. A must see. Large 97x175' lot. 10 legal units plus one caretaker unit. Giving great revenue for owner occupier. Good suite mix and cap over 4%. A must see as very well maintained. Note lot size.

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 or Real Estate Board of Greater Vancouver which assumes no responsibility for its accuracy."

listing provided by NAI Commercial

MLS #: V4023010



08/17/10

The information contained herein is thought to be accurate but is not guaranteed.