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Courtesy of
Bruce Long, CCIM

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Macdonald Commercial Real Estate Services Ltd.

New Westminster / BC / West End NW V3|

\$1,575,000

712 12TH ST

Net Income \$ 67,194

Cap Rate: 4.3

Price / Unit

Zoning: C-2A

Year Built: 1991

Taxes: \$14558

Units:

- Bach: 0
- Studio: 0
- 1 Bed Rm: 4
- 2 Bed Rm: 2
- 3 Bed Rm: 0
- Pent: 0
- Other: 3

Total Units: 9



Site Influences High Traffic Area, Paved Lot, Major Shopping Nearby, Visual Exposure

Linc #: 013-647-920

Very well maintained owner built 19 year building with 3 retail units at street level and 4 one bedroom units(575-600 sq ft) and 2 two bedroom units (775 - 800 sq ft) up. All have insuite laundry, separate meters, own HW tanks, insuite security, skylights and balconies. Total building is 7078 sq ft on 2 levels. C-2A zoned lot is 8712 sq ft with 13 secured parking with 7 covered. New 4 year vinyl windows, newly painted in and out with 3 suites with new laminate and tile floors. Very good trouble free building (passed building inspection). Good location (Kingsway becomes 12th St in New West). Great potential as all rents are low. Environmental stage 1 & 2 were done 2 months ago with clearance. Seller

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 accuracv."

listing provided by Coldwell Banker - Love Realty

MLS #: V4023504



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