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Courtesy of
Bruce Long, CCIM

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Macdonald Commercial Real Estate Services Ltd.

Vancouver East / BC / Hastings V5L 1K8

\$1,838,000

2066 TRIUMPH ST

Net Income \$ 102,342

Cap Rate: 5.6

Price / Unit

Zoning: RM-3A

Year Built: 1970

Taxes: \$3570

Units:

- Bach: 0
- Studio: 0
- 1 Bed Rm: 7
- 2 Bed Rm: 1
- 3 Bed Rm: 0
- Pent: 0
- Other: 0

Total Units: 8



Site Influences Level Land, Landscaped, Park/Reserve Nearby, Playground Nearby, Paved Lot, Major Shopping Nearby, Public Transit Nearby, View

Linc #: 015-678-768

Totally renovated incl upgraded suites & common areas in '2008' - in superb condition with new windows, roof, bathrooms, kitchen w/cherry cabinets, H/W floors, tiles, 4 appliances incl dishwasher. Centrally located in 'Grandview' neighbourhood of Vancouver. Close proximity to downtown & the trendy & vibrant Commercial Dr & Sunrise District. The property is situated in a quiet res neighbourhood & is meticulously maintained w/NO-DEFERRED MAINTENANCE. Some suites have spectacular vies of mtns, water, city skyline & also feature balconies/patios, rear parkings, a landscaped fence yard. It's a cash machine. '5.6% CAP RATE'

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 Oceanridge Realty Ltd.

MLS #: V4022023



08/24/10

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