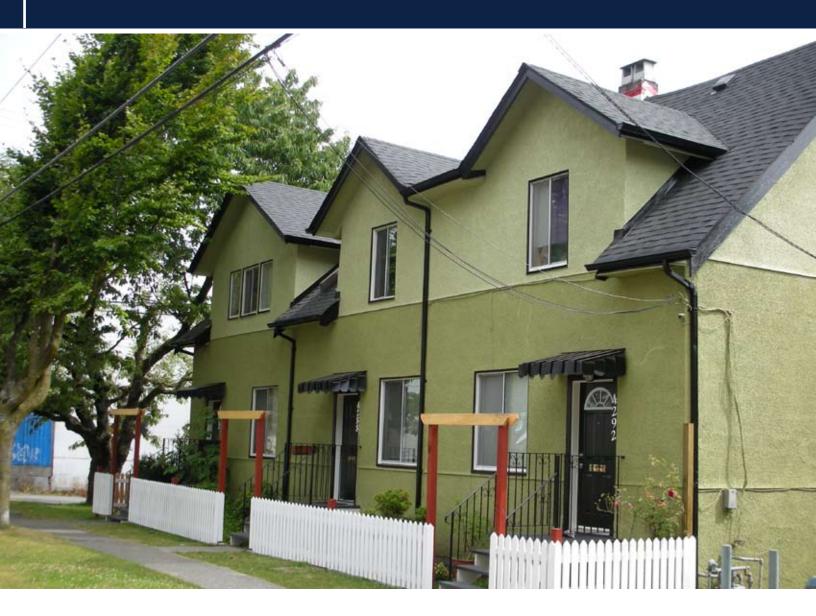
FOR SALE

Legal Triplex

4292 Welwyn Street, Vancouver, BC



for further information please contact: Gary Webb | 604.714.4780

Macdonald Commercial Real Estate Services Ltd.

#301 – 1770 West 7th Ave, Vancouver, BC V6J 4Y6 T 604.736.5611 | F 604.736.7976 | www.macdonaldcommercial.com



Improvements

In 2008, new 30 year laminate shingle roof, exterior painted, landscaped, fenced, interior painted, laminate flooring, tile flooring and bathrooms updated.

Floor Areas

Main floor1,430 Square FeetSecond floor1,430 Square FeetBasement1,430 Square FeetTotal Area4,290 Square Feet

Tax Assessment (2010)

 Land
 \$ 448,000

 Improvements
 \$ 114,000

 Total
 \$ 526,000

Rental Income

Gross Income \$ 55,800.00 Expenses \$ 4,838.48 Net Income \$ 50,861.52

Features

- 3 suites
- 2 x 2 Bedroom and 1 x 3 Bedroom
- Fully sprinklers
- 3 natural gas fired forced air furnaces and hot water heaters
- 3 electrical meters
- 3 washers and 3 dryers

Zoning

RM – 1 (Multiple Dwelling)

Lot Size

4,870.72 square feet

Legal Description

PL 3014 LT 8 BLK 7 DL 352 LD 36 DISTRICT OF LOTS 6 & 7, & BLKS 9 & 11

PID

011-924-730; 011-924-713

Property Type

Triplex, side by side townhomes

Gross Taxes

\$2,838.48 (2010)

Asking Price

\$1,100,000.00























