

# 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](http://www.macdonaldcommercial.com)

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal



## 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 floor	1,430 Square Feet
Second floor	1,430 Square Feet
Basement	<u>1,430 Square Feet</u>
Total Area	4,290 Square Feet

## Tax Assessment (2010)

Land	\$ 448,000
Improvements	<u>\$ 114,000</u>
Total	\$ 526,000

## Rental Income

Gross Income	\$ 55,800.00
Expenses	<u>\$ 4,838.48</u>
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



# Photos

4292 Welwyn Street, Vancouver, BC



