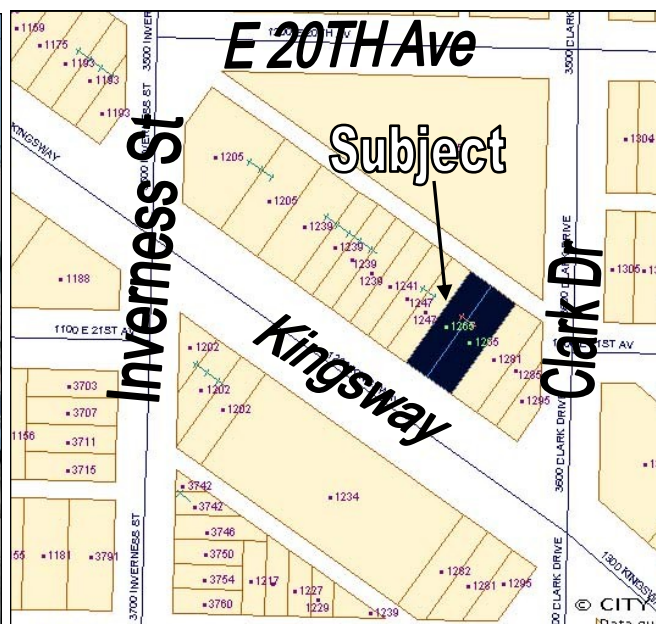




10-Unit Freestanding Property for Sale

1255 Kingsway, Vancouver, BC

\$1,698,000



Wow! This 10-UNIT Mixed-Use Freestanding Apartment Building contains 4 Commercial and 6 Residential Units (2 units on the ground floor and 4 units on the 2nd floor), located at Kingsway and Clark Drive, in East Vancouver and is fully rented/leased. Total gross annual income is \$114,600. Building features BC Powersmart Lighting and Intercom System. Excellent investment property with huge growth potential!

Building Information

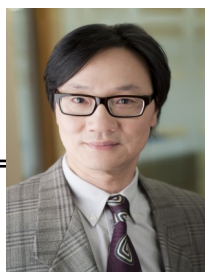
Unit Size:	6,700 SF Approx.
Residential Unit:	6
Commercial Unit:	4
Residential Rent Income:	\$ 4,675/ Month
Commercial Lease Income:	\$ 4,780/ Month
Construction:	Frame
Age:	Built in 1968
Parking:	12 Stalls

Property Information

Address:	1255 Kingsway, Vancouver, BC
Legal:	Plan 197, Lot 9, Block 38, Dist Lot 301, Land Dist 36(Explanatory Plan 3087) of Lots 8 and 9
P.I.D.:	015-633-977, 015-633-951
Zoning:	C-2 (Commercial)
Lot Size:	Width 60.75 ft X Depth 122 ft = 7,411.5 SF

Assessment (2008)

Land	\$ 1,186,000
Improvement	\$ 33,400
Actual Total	\$ 1,219,400
Gross Tax (2008):	\$ 11,808.88



Raymond Leung PREC*

梁國權

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- Re/Max Western Canada Top 5 全西岸加拿大首5名
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- Re/Max Hall of Fame Award 終身大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- MLS Medallion Club Award 溫哥華地產局銷量大獎

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