

	<b>5864 York Road</b>			
	Zone	Zone 3- Duncan	Status	Active
	Sub Area	Z3 Duncan	Possession	TENANCY
	City	Duncan	Title	Freehold
	Type	Building and Land	Current Price	\$599,900.00
	Category	Multi-Family	Sale Price	
	Taxes	\$3,913 2008	Sale Date	
	MLS#	265912		
	Zoning	C2		
	Zoning Type	Commercial		
Business Name	York Road 6 Plex	Commercial		
Price Type	For Sale	Industrial		
Business		Multi-Family	Other	
<b>Property Features</b>				
Width (Ft)		Rentable Area	6,000	
Depth (Ft)		Est. Op. Costs		
Lot Area (Acres)	0.26	Building Sz	6,000	
Lot Area (Sqft)	11,180			
Lot Size	11180 sq.ft.			
<b>Amenities</b>				
Land Services	Level, Visual exposure			
<b>Legal</b>				
Legal	LT A SEC 18 RGE 6 LD 45 QUAMICHAN DIST PL 23349			
PID #	003086623			
Tax Roll #				
Restrictions				
<p>Older 6 Plex Centrally Located. 11,180 sq ft of land zoned C2. Always rented. Each townhouse is 2 storey, 1,000 sq ft, 2 bedroom, 1 1/2 baths. Walk to everything; Community Centre, Pool, Library, Schools, Shopping, Vancouver Island University, etc. 4 units rented @ \$650 per month, 2 @ \$600 per month. Gross Rents \$3,800 per month = \$45,600 per year. Expenses: insurance \$5,000, taxes \$3,913 leaving Net Income of \$36,687. Rent could be increased with upgrading. If sold in conjunction with the Falcon Nest Motel mls 265914, fronting on the Trans Canada Hwy price is discounted by \$100,000 to \$499,900. Both together would make an excellent land amalgamation for a Development Site, with frontages on both the Highway and York Road. Listed By: Sutton Group-Resource Rlty Du</p>				



This listing information is provided by  
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 Sutton Group-Resource Rlty Du  
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