



2762 LONSDALE AVENUE NORTH VANCOUVER, BC

The North Shore's Commercial Real Estate Team

OPPORTUNITY

FOR SALE - prime Lonsdale apartment building with development potential.



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PROPERTY SUMMARY

LOCATION

This prime low rise apartment building is located in Upper Lonsdale. It is a great opportunity for investment with lots of upside for rents.

FEATURES

- 6 two bedroom units
- 20 one bedroom units
- Upgraded elevator, roof, & fire system
- 31 Parking Stalls
- Huge upside in rents

SIZE

Approximately 17,353 square feet
Lot 123 X 137

MONTHLY STRATA FEE

\$507.00

PROPERTY TAXES

\$27,639.65 (2019)

ASKING PRICE

\$9,600,000

GROSS INCOME

\$275,964.00

ESTIMATED EXPENSES:

Maintenance & repair management: \$50,000.00

Property Tax: \$27,292.00

Garbage: \$33,600.00

Cable: \$18,000.00

Hydro: \$6,840.00

Fortis (boiler): 12,750.00

TOTAL ESTIMATED EXPENSES

\$148,482.00

ESTIMATED NET INCOME:

\$127,482.00



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