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Courtesy of  
**Bruce Long, CCIM**

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Macdonald Commercial Real Estate Services Ltd.

**Out of Town / BC / Out of Town V9W 4A2**

**\$1,300,000**

## 521 7TH AV

**Net Income** \$ 95,428

**Cap Rate:** 7.0

**Price / Unit**

**Zoning:** RM-4

**Year Built:** 1965

**Taxes:** \$15099

**Units:** Bach: 0

Studio: 0

1 Bed Rm: 8

2 Bed Rm: 14

3 Bed Rm: 0

Pent: 0

Other: 0

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Total Units: 22



## Site Influences

**Linc #:** 005-656-257

**MLS #:** V4018643

Opportunity to Acquire a 22-Suite Two-Storey Apartment Building with ocean views in CAMPBELL RIVER, BC. The building includes a high efficiency gas water-heater for the building's radiant heat, while each suite pays their own hydro and has its own water heaters. The building is smoke-free and enforces strict zero-tolerance rules with a Resident Manager. Property Highlights: individual meter units, each suite has its own water heater, new vinyl windows, new vinyl siding with exterior paint.

Avison Young Comm. R.E. Inc.

11/29/09 02:57 PM

Information herein deemed reliable but not guaranteed.

MFC Flyer View