



1511 ALWARD Street Prince George British Columbia

\$539,000

This is a beautiful home in Seymour and situated directly across from the hospital. With beautiful finishes and in pristine condition it shines inside and out. This is a perfect investment as its leased for two years with a two year option to renew. Currently houses a Northern Health approved daycare who pays \$3,400 on a triple net lease (no expenses for the owner including tax, insurance and all utilities). If you are looking for an investment this is a sure winner at a 7% cap. (id:6769)

Recreational, Games room 43 ft X 12 ft

Bedroom 4 12 ft ,5 in X 10 ft ,5 in

Laundry room 14 ft ,5 in X 8 ft

Office 10 ft ,5 in X 7 ft ,5 in

Bedroom 2 12 ft X 8 ft ,5 in

Bedroom 3 12 ft X 12 ft

Kitchen 24 ft X 11 ft

Living room 16 ft ,5 in X 12 ft ,5 in

Listing Presented By:



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<http://www.realtypg.com/>



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#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca