



## 2688 NORWOOD Street Prince George British Columbia

\$395,000

Opportunity Knocks with a 10% cap rate. This well-maintained 3-unit home offers excellent potential for investors or first-time home buyers. Vacant June 1st! You can rent out all 3 units or live in one & rent out the other 2. The cash flow when rented was \$46,800 annually minus \$6,820 in expenses (insurance \$2,678, city taxes \$4,141) for a net income of \$39,980. The upper unit features 3 beds, 2 baths & private laundry. The ground-entry basement includes two 1-bed (unauthorized) suites, each with separate entrances & laundries. Major updates include roof (2020), furnace (2021) & HWT (2021). This has been a strong income property earning a great cap rate. Lot size measurements is taken from tax ass. & all measurements. are approx. & to be verified by buyer if deemed important. (id:6769)

Living room 15 ft,9 in X 13 ft,3 in

Dining room 12 ft,9 in X 9 ft,9 in

Kitchen 12 ft,9 in X 10 ft,9 in

Primary Bedroom 12 ft,7 in X 11 ft,2 in

Bedroom 2 11 ft,7 in X 9 ft

Bedroom 3 9 ft,9 in X 9 ft,5 in

Living room 13 ft,9 in X 12 ft,9 in

Kitchen 9 ft,5 in X 8 ft,2 in

Bedroom 4 9 ft,5 in X 8 ft,2 in

Kitchen 13 ft,9 in X 10 ft,7 in

Bedroom 5 9 ft,8 in X 9 ft,6 in

Foyer 8 ft,4 in X 6 ft,5 in

Listing Presented By:



Originally Listed by:

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