



## 107 7TH AVE South West BC

\$1,749,000

This commercial-residential mix building located in downtown Lillooet has been very well maintained and has had many upgrades in the past 15 years. The upper floor consists of 2 a?? 2-bedroom apartments and 7 - 1-bedroom apartments. The lower floor has a 1-bedroom apartment. Presently the Seller pays for the electrical, but every apartment does have its own hydro meter. Newer windows. Each unit is equipped with individual AC units and 9 out of 10 apartments come fully furnished, including kitchen supplies. All units are presently rented on a month-to-month basis with great tenants. The lower floor is approximately 4500 sq ft. 2500 sq ft. approximately is presently leased out with the lease ending June 30th, 2024 with the option to renew upon agreement. Remaining space includes the Unit 10 Apartment (approx. 650 sq ft). The garage (approx. 1000 sq ft). New Fire Alarm suppression system to current code. This is a well-established income generating property. GST is applicable.

Listing Presented By:



Originally Listed by:  
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