



4234 QUENTIN Avenue Prince George British Columbia
\$449,800



1st Time Buyer, Downsizing, Investor Alert. One of the nicest half duplex's I have seen in a long time. All 3 suites are will be vacant end of June. All 3 unites in mint shape. Move in on the main and let the 2 suites pay for your mortgage. Past rents were: Main level with 3 bedrooms and 1 bath had rented for \$1700/mth. Downstairs suite #1 has a 1 bedroom, 1 bath at \$1300/mth. Suite #2 has 1 bath, kitchen (studio style) and its own outside basement entrance at \$950/mth. Most of the basement is tile with heated flooring in some areas. Total potential income based on past rents is \$3,950/mth. Plus Coin op shared laundry. **Bonus Buyer of this half may be able to get right of first refusal to purchase the other half when seller is ready to sell. (id:6769)

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