



# 1961 3RD Avenue Prince George British Columbia

\$795,000

Waiting for the next savvy investor & having a cap rate of 6% & great monthly cash flow, here is your chance to own an amazing property. This well maintained 6-plex has been lovingly cared for by the same family for years & years. Situated in a good location downtown, it is a steady income-generating investment with all suites having their own entrances, individual meters, shared laundry that all suites have access to & a storage locker for each suite. It has great street appeal, has all vinyl windows & there is a ton of parking. There are 3 (1-bed) suites & 3 studios with a few renovated. 3 units are rented & 3 are vacant, allowing the new owner to put tenants in at the most current rents. With this low maintenance investment property, all you have to do is sit back & collect the rents. It is close to transit. Lot size measurement is taken from Tax Assessment, all measurements are approximate and all information is to be verified by buyer if deemed important. \* PREC - Personal Real Estate Corporation (id:6769)

Listing Presented By:



Originally Listed by:  
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