



## 2021 SPRUCE Street Prince George British Columbia

\$299,000

\* PREC - Personal Real Estate Corporation. Attention investors!! This unique investment opportunity is a property that is earning a 7% cap rate & has a lot of potential. There are two houses on one lot (2021 & 2029). You can live in one & rent out the other or rent out both places. Each house has its own large size fenced yard & driveway. Each house has two bedrooms & one bathroom, while one of them, has an extra room (den) in the basement. (id:6769)

Den 16 ft X 6 ft ,6 in

Living room 15 ft ,1 in X 11 ft ,3 in

Kitchen 13 ft ,4 in X 9 ft ,3 in

Dining room 10 ft ,2 in X 8 ft ,8 in

Primary Bedroom 11 ft ,6 in X 11 ft ,6 in

Bedroom 2 11 ft ,6 in X 9 ft ,7 in

Living room 13 ft ,4 in X 10 ft

Kitchen 12 ft X 6 ft ,6 in

Primary Bedroom 13 ft ,8 in X 10 ft ,9 in

Bedroom 3 10 ft ,1 in X 10 ft

Listing Presented By:



Originally Listed by:

Royal LePage Aspire Realty

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



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