



## 2307 MCBRIDE Crescent Prince George British Columbia

\$325,000

CONTRACTORS & INVESTORS ALERT! Diamond in the rough multi-unit opportunity in the Crescents! Build 2-3 units with flexible upper level: Basement 1-2 bed suite (via outside entry); Main Floor 2 bed unit; Upper Level as either: 1-2 extra bedrooms for Main Floor unit, OR Studio suite (exterior stairs by Buyer), OR 1-bed suite (via interior foyer). House on escarpment with panoramic views of Duchess Park, the City and the Cutbanks. Located blocks from UHNBC, surrounded by character homes. Interior partially stripped and ready for completion to code. High-density SSMUH potential, RS4-zoned. Buyer to verify suiting/parking with City. Buyer to verify all measurements. Sold in current state. Closed-toe footwear required. (id:6769)

Living room 12 ft,1 in X 19 ft,1 in  
Dining room 8 ft,5 in X 15 ft  
Kitchen 8 ft,1 in X 14 ft,1 in  
Foyer 4 ft,1 in X 3 ft,8 in

Bedroom 2 11 ft,6 in X 8 ft,5 in  
Bedroom 3 11 ft,6 in X 14 ft,4 in  
Foyer 3 ft,6 in X 4 ft,8 in

Listing Presented By:



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