



4234 QUENTIN Avenue Prince George British Columbia

\$439,000

1st Time Buyer, Downsizing, Investor Alert. One of the nicest half duplex's I have seen in a long time. All 3 suites are now vacant. All 3 units 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)

Laundry room 4 ft,4 in X 11 ft,1 in
Kitchen 13 ft,3 in X 17 ft,2 in
Bedroom 5 9 ft,2 in X 8 ft,1 in
Kitchen 9 ft,5 in X 7 ft,1 in
Living room 12 ft,9 in X 14 ft,1 in
Utility room 8 ft,6 in X 3 ft,1 in

Foyer 3 ft,3 in X 6 ft
Kitchen 15 ft X 14 ft,1 in
Living room 20 ft,9 in X 14 ft,2 in
Bedroom 2 9 ft,3 in X 8 ft,7 in
Bedroom 3 10 ft X 8 ft,7 in
Bedroom 4 11 ft,4 in X 11 ft,1 in

Listing Presented By:



Originally Listed by:
Royal LePage Aspire Realty

<http://deanbirks.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100
Fax:
sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.