



# 760 GILLETT Street Prince George British Columbia

\$519,900

\* PREC - Personal Real Estate Corporation. Amazing Investment Opportunity! Properties like this do not come along often. This house has a full 3-bed self-contained unit upstairs & a full self-contained 3-bed legal suite down. Each unit has its own address, laundry, furnace & HWT. Both units have modern kitchens, flooring, paint & windows. Ages of things: Furnace up 8.5 yrs, Furnace down 1 yr, HWT up 4 months, HWT down 6.5 yrs & Roof 8.5 yrs. There is a large yard & driveways in the front & back. Parking Galore! This investment is getting a 5.3% cap rate & there is nothing to do but sit back & collect the rents. Could this be your chance of getting into home ownership by living on one floor & having the other as a mortgage-helper. All measurements are approx., buyer to verify if imp. Lot size & home age taken from BC Tax Assess. (id:6769)

Living room 20 ft X 12 ft

Kitchen 14 ft X 12 ft

Primary Bedroom 14 ft,9 in X 11 ft,9 in

Bedroom 4 11 ft,3 in X 9 ft,3 in

Bedroom 5 9 ft,8 in X 9 ft

Living room 12 ft,5 in X 11 ft,8 in

Kitchen 9 ft,5 in X 8 ft

Dining room 9 ft,5 in X 5 ft,6 in

Primary Bedroom 13 ft,5 in X 9 ft,1 in

Bedroom 2 9 ft,1 in X 9 ft,9 in

Bedroom 3 9 ft,9 in X 9 ft,6 in

Listing Presented By:



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