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Royal LePage Westside
201-2107 West 40th Avenue
Vancouver, BC
V6M 1W4

201 36 E 14TH AVENUE, ROSEMONT MANOR, Vancouver, BC, V5T 4C9, Canada

MLS®# R2226676



Property Value	\$225,000
Type	Condo
Style	Inside Unit
Year Built	1965
Taxes	\$34,560.97 (2017)
Living Area	433 sq.ft.
Bedroom	1
Bathroom	1 full
Maintenance Fee	\$302.00

Description

INVESTOR ALERT!!! At list price, this suite boasts a Cap Rate of 5.0%. Rented thru Oct. 2018, there is stable, high returns from the unit as an investment vehicle. Within last 6 years, this non-strata leasehold building (prepaid to Dec. 2074) has had roof replaced, hallways & stairwells re-carpeted, lobby updated, and balconies rebuilt. Main. fees include heat, hot H2O, prop. taxes, cable, and on-site caretaker, making it attractive for tenants and easy for landlords. The Mt. Pleasant location with proximity to Main Street, bike paths, public transit, coffee, restaurants, groceries, shopping, and all manner of services will always be an in-demand location whether for income or owner occupancy. Note: no pets, 19+ age restrict. Offers, if any, presented Thursday, December 14, 2017 6:00PM



