

PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

FANTASTIC REVENUE PROPERTY!

2315 Wark St



FOUR Suites (Non-Conforming)

Rare opportunity! Well maintained 1911 built home with FOUR non-conforming suites, in a selection of sizes, totaling 7 Bdr, plus a separate garage, with parking on the lane. Much of the character still exists in this home such as high ceilings, refurbished double-hung wood windows, original woodwork & trim that has been refinished, and the outside finials have been replaced. A new roof in 2017, recent gas furnace, and replaced electrical wiring & panel are a few of the updates. This home has great tenants, and is on a quiet tree-lined street that has seen remarkable refurbishment & community pride transform this neighbourhood into a gem! It's only a block or two to Quadra Village, grocery shops, Crystal Pool Rec Centre, Save-on-Foods Memorial Arena, and main transit. And just a few blocks to downtown. Walkscore=94. This property produces over \$62,000 gross revenue and offers a 4.8 cap rate. Info package available.

Priced at
\$998,000

Area Central Park
Bedrooms 7
Bathrooms 4
Lot Size 7050sf
Floor Space 3467

Age 1911
Taxes 4912
Tax Year 2018
MLS# 408352
Parking 3 Spaces



NICOLE BURGESS

Pemberton Holmes - Cloverdale

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