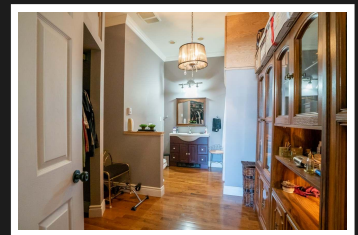
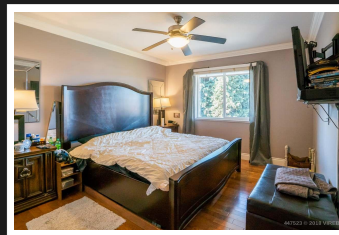
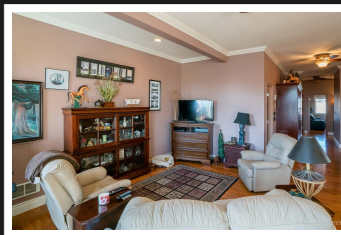
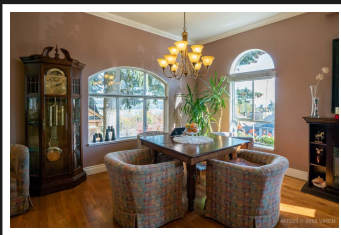


**PEMBERTON
HOLMES**

· ESTABLISHED 1887 ·



20 Gatacre Street

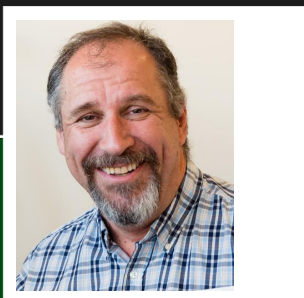


20 Gatacre Street

- **Occupy the Owner Suite and Rent the Other 4 Units at \$4300 per month**
- **Tenants Pay their own Utilities**
- **Expertly Designs and Renovated with 9' Ceilings and Hardwood Floors**
- **Ocean Views from Upper Suites**
- **Ample Parking and Workshop/Storage Areas and Organized Utility Room**

**Priced at
\$1,365,000**

Area	Z3 Ladysmith	Age	1908
Bedrooms	7	Taxes	3105
Bathrooms	7	Tax Year	2017
Lot Size	0.17	MLS#	447523
Floor Space	5400	Parking	Open



LYNDON B.

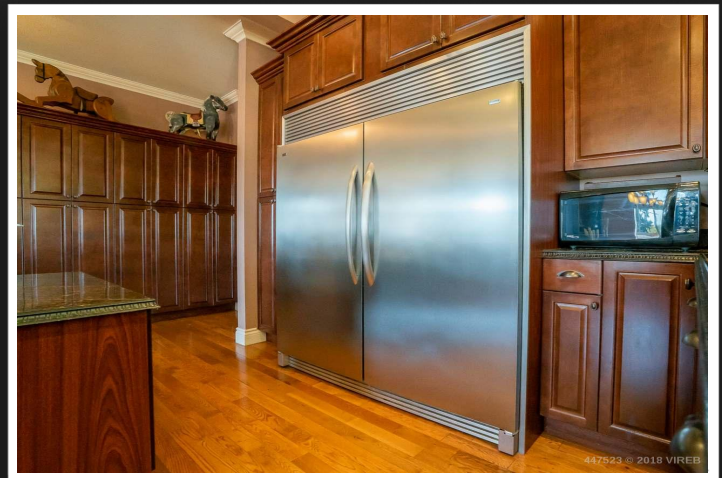
Pemberton Holmes - Ladysmith

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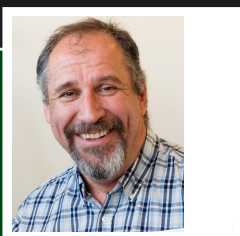
(250) 797-6052
lyndonbzd@gmail.com
LyndonB.ca

P.o. Box 1443 - 516 1st Avenue
Ladysmith, V9G 1A7



20 Gatacre Street

Attention savvy investors. This apartment complex has 5 units. Live in one and rent the rest or rent all 5. Currently, the total monthly rental revenue on four units is \$4300 and tenants pay their own utilities. The utility room is organized to allow access for hydro, cable/internet and water from one location. There is an indoor workshop/storage area on the ground level and a separate workshop/storage building. The parking lot can accommodate up to 8 vehicles and the grounds are secured with monitored surveillance cameras. Your taxes are comparatively low here too. The owner's suite, unit 5, is the only suite available for 1st viewing. Tenanted suites can be shown on 2nd viewing with 48 hours notice. U5(Main), U4(Up), U2(Down), see above for dimensions. Units 1 & 3(Other) measurements to be verified. Located in the downtown core of Ladysmith, you can enjoy all our town has to offer. Opportunities abound here, especially once our Waterfront Project takes form.



LYNDON B.

Pemberton Holmes - Ladysmith

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