

1995 Kitchener Street, Vancouver

\$2,188,000



BLUE CHIP PROPERTY for the SMART INVESTOR, DEVELOPER & END USER. 1995 Kitchener is that rare ***DOUBLE LOT with 2 LEGAL P.I.D.s ** 48.8 x 122.23 ** RT-5 .75 FSR ** MANY BUILDING OPTIONS (1) Two Single Family Homes (2) Large Duplex (3) 4-boutique half duplexes * Hot DRIVE neighbourhood. HIGH WALK & BIKE SCORES-10 MIN TO DOWNTOWN. Level lot with lane. Excellent HOLD-BUILD. No Character Merit. THE HOME- Large 1,264 SF Main floor in great condition, 3 Bedrooms, Big Family Kitchen, Living Room, Dining Room, Wood Floor, & 9' Ceiling. The Basement has 980 SF, 3 pc bath & awaits your ideas. Negative Oil Tank Scan. BCA \$2,343,000. Showings by Appointment accompanied with Buyer's Agent only. Offers email by 2 PM, January 25. **COMPLETION APRIL 1, 2021. *** CALL CITY to VERIFY BUILDING INQUIRIES.

KEY INFORMATION

MLS® R2527994

Residential Detached

Grandview Woodland

3 Bedrooms

2 Bathrooms

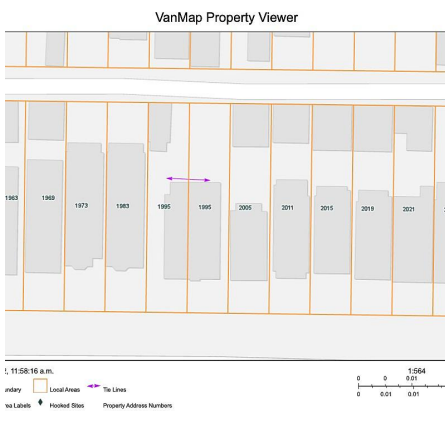
2,244 SF

5,964 SF Lot

FEATURES

Year Built: 1927

Listed By: rennie & associates realty ltd.



ACTION OIL TANKS LTD

OIL TANK SEARCH CERTIFICATE

Address To: HOMEOWNER
Property Location: 1995 Kitchener Street Vancouver BC
Order #: 121-102 Date: 2021-01-07

Action Oil Tanks Ltd has performed an Underground Oil Storage Tank (UST) search at property noted above, using the available equipment including:

Manual Probing of the property. Visual Investigation of the property
Electronic metal detection using: Schonsted GA92XTRd Magnetic Locator
Investigation concluded that to the best of our knowledge, no buried underground furnace fuel storage tank exists at the property named on this certificate.

Note: That while our detection service may determine that a UST does not exist on the property, Action Oil Tanks Ltd cannot guarantee 100% that an undetected secondary tank and/or contamination does not exist on site. Some areas are inaccessible, such as under additions, under decks, under sheds etc. We are confident our equipment is accurate in its investigative results. If you have any questions or concerns please contact us.



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Kennedy
SIGNING OFFICER



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