

6679 1a Avenue, Delta

\$1,150,000



The only live/work rancher, only 2 blocks to Boundary Bay Beach & boat launch. This rancher offers 2,100 sq. ft. of living space or work(home office)/live space. Property needs some upgrading and love. Kitchen and flooring was put in about 10-11 years ago, the interior was painted 1 yr ago. Currently rented to a nice family for \$2600/month until May 31, 2021. Please do not disturb tenants. The property is C2A Zoned which only allows commercial financing and terms, requiring 30-35% down payment, check w/ your financial lender. This versatile home can be used for living on one side & working on the other as it has 2 entrances + 5-6 parking spaces. Limited commercial use only: office operation, coffee shop or convenience store. Check with the City for more info on change of use or zoning.

KEY INFORMATION

MLS® R2532996

Residential Detached

Boundary Beach

3 Bedrooms

1 Bathroom

2,100 SF

4,725 SF Lot

FEATURES

Year Built: 1944

Listed By: rennie & associates realty ltd.



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