

1734-1738 E 1st Avenue, Vancouver

\$2,175,000



Incredible Investment Opportunity! House has been totally remodeled and Beautifully updated in 2009 Home features 3 self contained units, just 1/2 block to Commercial Drive shopping, coffee shops, restaurants & transit. Top flr feat 1 bdrm suite, 4 bdrm on the main, & a 3 bdrm garden level. Each unit well laid out with updated kitchen & bthrm, washer/dryer. Top & main flr have oversized S. facing balconies, Parking for 4 cars: single car garage with 3 additional open spots. Roof is 9 yrs old, drain tiles done 7 yr ago. Newer windows. 2 gas & electric meters and hot water tank. Currently generates more than \$84,000 a year with a CAP RATE OF 3%. RT-5 duplex zoning; hold now & build later. Land assembly with 1.7 FSR possible with neighboring properties

KEY INFORMATION

MLS® R2593443

Residential Detached

Grandview Woodland

8 Bedrooms

5 Bathrooms

2,869 SF

4,026 SF Lot

FEATURES

Year Built: 1908

Listed By: Multiple Realty Ltd.

