

# 2232 Pitt River Road, Port Coquitlam

\$2,500,000



Attention Investors: This sub-dividable lot with RS4 zoning is an excellent opportunity for development or a rent-and-hold strategy. The property features a huge 11,748 sq ft lot with lane access and a renovated 3-level split home with new flooring, LED lighting, newer kitchen cabinets and appliances, a newer main bathroom, newer windows, and window coverings. The huge private backyard and plenty of storage space are available in the sheds. Upstairs is a 3-bedroom, 2-bath with a den, office, two decks, and ample parking. It is rented for \$3,500 per month until March 2025. The basement is a self-contained one-bedroom unit with a separate entrance worth at least \$1,200 in rent. Close to shopping, parks, trails, and 15-minute walk to West Coast Express!

## KEY INFORMATION

MLS® R2865551

Residential Detached

Mary Hill

4 Bedrooms

3 Bathrooms

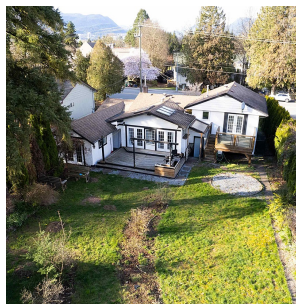
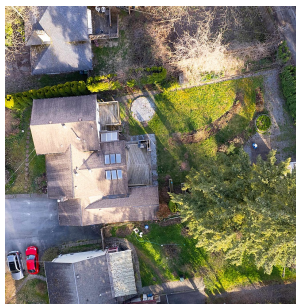
2,140 SF

11,748 SF Lot

## FEATURES

Year Built: 1959

Listed By: Team 3000 Realty Ltd.



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