

# 6438-6440 Douglas Street, West Vancouver

\$2,998,000



FULL duplex property 2 UNITS! Great revenue income! Total 2 kitchens, 2 sets of laundry, 3 bedrooms & 2 bathrooms, w/water views. Full Duplex 2 units side by side in Horseshoe Bay Village, land is 50' feet by 122', total 6,100s.f, frontage is 50feet, interior 2,000+sf with 8-10 private parking spots. Walk to HSB beach and B.C. Ferry Terminal. Two bedrooms on top floor, one bed& 1 bath in lower level great as income helper. BIG backyard for entertainment, huge deck w/ water views. Land assembly potential. Lots of parking front driveway & back lane, good revenue property. Downtown Horseshoe Bay zoning possibly changed to multi family townhouses and density increased to FSR/FAR 1, See HSB West Van website. Fully Tenanted property, need an appointment!

## KEY INFORMATION

MLS® R2872043

Multifamily

Horseshoe Bay

3 Bedrooms

2 Bathrooms

2,010 SF

6,100 SF Lot

## FEATURES

Year Built: 1967

Views: WATER, OCEAN MARINA, MTN

Listed By: Behroyan & Associates Real Estate Services

