

# 2393 W 6th Avenue, Vancouver

\$3,298,000



Kitsilano Investment Property situated on a 5,500SF (50' x 110') RT -8 CORNER Lot. This 4,400SF Character Home on 6th & Balsam consists of multiple self-contained suites including: a 3-bed suite on top level, 3-bed & 2-bed + den suite on second level, 5-bed suite & studio on main; and a 1 bed basement suite. NOI of \$100,000. The property is well maintained with upgrades over the years including recent roof, balcony, hot water tank updates, and new bathrooms. Fully equipped with sprinklers, a live-in caretaker, spacious yard, six storage units, and parking for 3-4 cars. An ideal investment opportunity within walking distance to popular shops & dining on West 4th, parks, beaches & Sea Wall. Showings by private appointment.

## KEY INFORMATION

MLS® R2914571

Residential Detached

Kitsilano

12 Bedrooms

7 Bathrooms

4,521 SF

5,500 SF Lot

## FEATURES

Year Built: 1912

Listed By: rennie & associates realty ltd.



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