

**3346 W 10th Avenue, Vancouver**

**\$3,679,000**



Kits 4 Suite Hse & Luxury Laneway Home - 2 HOUSES ON SAME LOT! Huge Income; 50'X122' R1-1 lot w Great Dev Potential! Main Hse, 3 Lvl 2723 SF, 3 S/C Suites: TOP 2 Bdrm \$2100/mo; MAIN 2 Bdrm big living, dining, kitch, deck, \$3250/mo. GRD 1 Studio @ 1480/mo, \$1295mo. REAR: Luxury 2 Lvl 8 yr old Laneway Hse, 1030 SF, 3 Bdrm 2 Bath, Furnished & Equipped \$4450/mo. TOTAL INC \$12,575/mo, \$150,900/yr w upside! Superb Loc, steps to transit, shops, parks, mins to UBC, D/T. INVESTORS: solid Rev, Future Potential. OWNER Live in Main Hse, collect \$9325/mo OR Live in Laneway, collect \$8125/mo! DEVELOPERS: New R1-1 Zoning, allows 6-8 Units, or Keep 8 yr old Laneway & Build New 4-6 Units in front. Show by Appt 2 Day Notice. Call LS Info Pkg, Viewings. Showing Thurs Jan 9th @ 3:00pm by Appointment.

**KEY INFORMATION**

MLS® R2928362

Residential Detached

Kitsilano

8 Bedrooms

6 Bathrooms

3,754 SF

6,150 SF Lot

**FEATURES**

Year Built: 1927

Listed By: RE/MAX Real Estate Services

