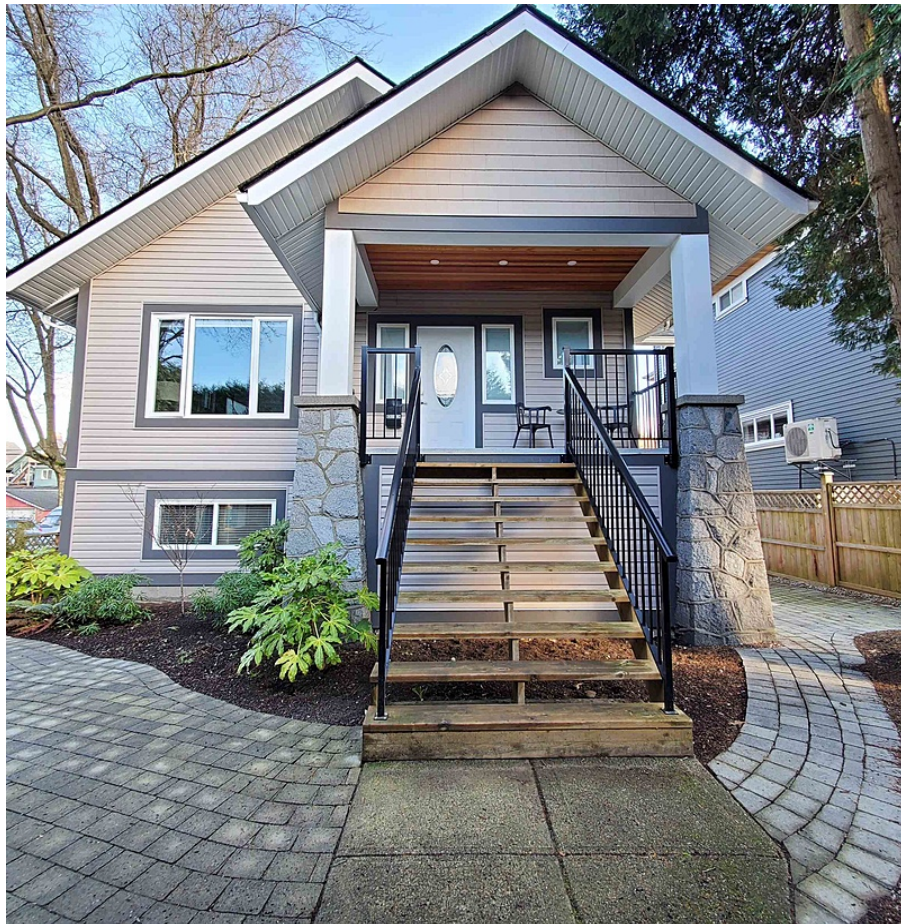


# 195 W 12th Avenue, Vancouver

\$3,999,000



CASH COW says moo-moo-mooney! INVESTOR ALERT! Rare opportunity to own a CORNER LOT 50 x 112 in the highly sought after Mt. Pleasant west neighbourhood. Situated within the Broadway plan, this property has great outlook for multiplex development or assembly for major high-rise redevelopment. Or simply sit on this gold mine & flip the property in the future, while generating massive gross rent of \$135,600+ /year! Consider AirBnB options and put this cash cow on steroids. By being so close to Cambie/Broadway commercial retails, services, Canada line station and VGH, this property is always in demand. Very well kept building with excellent tenants. Extensive renovations in 2017 & further improvements in 2020. Classified as a Multi-family conversion with 4 meters & 3 addresses.

## KEY INFORMATION

MLS® R2928943

Multifamily

Mount Pleasant

6 Bedrooms

5 Bathrooms

2,917 SF

5,600 SF Lot

## FEATURES

Year Built: 1921

Listed By: RE/MAX City Realty



rennie