



## 24, 30, 34 East 12th Avenue

Vancouver, British Columbia

### Property Highlights

NAI Commercial presents the opportunity to purchase 2-4 plex properties/development site, located in Mount Pleasant.

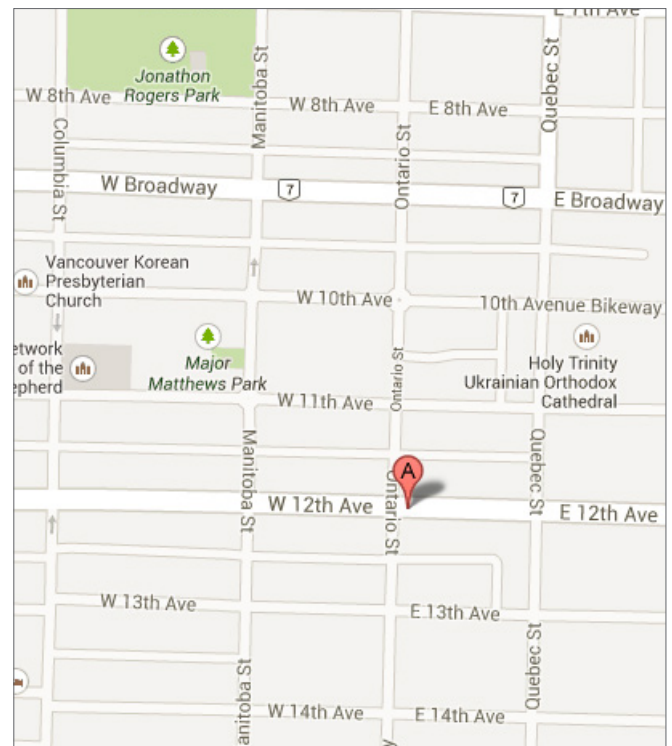
These are located on the south side of East 12th Avenue with views of the north shore mountains.

Potential land assembly is 99' x 123' & 12,177 sq ft in size. 24 and 30 are 4-plexes with good tenants and could be purchased Individually as income producing properties

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POTENTIAL DEVELOPMENT SITE

24, 30, 34 E. 12th Avenue  
Vancouver BC



<p><b>Property Description</b></p>	<ul style="list-style-type: none"><li>• 24 &amp; 30 E. 12 are 4-Plexes &amp; have rental income of \$119,280 gross rent \$98,662 net (see attached).</li><li>• Located west of Main Street, near City Hall, City Square, the SkyTrain and future development of the IGA at Main and 13th Avenue</li><li>• Lot sizes: 4,059 sf/per lot</li><li>• 99' frontage x 123' depth</li><li>• The potential land assembly of all 3 properties would total 12,177 sf 17,657 sf buildable at current zoning</li><li>• Current zoning: RM-4N (Multi-Family) current FSR 1.45</li><li>• Potential development of strata or town house development</li></ul>
<p><b>Asking Price</b></p>	<p>\$1,300,000 per property</p>

POTENTIAL DEVELOPMENT SITE

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Potential Land Assemble Overview		
24 E. 12th Ave	4,059	\$1,300,000
30 E. 12th Ave	4,059	\$1,300,000
34 E. 12th Ave	4,059	\$1,300,000
<b>Total Lot Size</b>	<b>12177</b>	<b>\$3,900,000</b>
<b>Current Overview</b>		
Current Zoning FSR	1.45	
Current Sq. Ft. Buildable	17,657	
Land Price Per Sq. Ft	\$320	
Land Price Per Sq. Ft Buildable	<b>\$221</b>	

Rent Roll	Monthly Income	Annual Income	Expenses
<b>24 E. 12th Ave</b>			
#1 - 2 Bd	\$1,400		Property Tax \$3,868.00
#2 - 3 Bd	\$1,935		Insurance \$3,437.16
#3 - 1 Bd	\$835		Hydro \$975.66
#4 - 1 Bd	\$1,100		Sew/Water \$454.32
			Maintenance \$1,800.00
	\$5,270	\$63,240	<b>\$10,535.14</b>
Laundry	\$75	\$900	
	<b>\$5,345</b>	<b>\$64,140</b>	
<b>NOI</b>			<b>\$53,604.86</b>
<b>Cap Rate</b>			<b>4.1%</b>
<b>30 E. 12th Ave</b>			
#1 - 2 Bd	\$935		Property Tax \$3,728.00
#2 - 2 Bd	\$1,285		Insurance \$2,939.04
#3 - 1 Bd	\$1,200		Hydro \$941.40
#4 - 1 Bd	\$1,100		Sew/Water \$674.91
			Maintenance \$1,800.00
	\$4,520	\$54,240	<b>\$10,083.35</b>
Laundry	\$75	\$900	
	<b>\$4,595</b>	<b>\$55,140</b>	
<b>NOI</b>			<b>\$45,056.65</b>
<b>Cap Rate</b>			<b>3.5%</b>

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