

FOR SALE

FOURPLEX

RTH-3 TOWNHOME ZONING

3023 - 3029 WELLINGTON STREET
PORT COQUITLAM, BC



PIETRO NARDONE

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604.767.0490 direct line



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DIAMOND MASTER
MEDALLION CLUB
2019
18YEARS

FOR SALE

FOURPLEX

RTH-3 TOWNHOME ZONING

LEGAL DESCRIPTION

LOT 29, BLOCK E, PLAN NWPI5391, DISTRICT
LOT 466, GROUP I, NEW WESTMINSTER LAND
DISTRICT

P.I.D: 005-698-162

ZONING

RTH-3 (TOWNHOME Zoning. List of permitted uses are
available upon request.)

COMMENTS

GREAT Investment OPPORTUNITY. This FOURPLEX
sits on a 10,648 Square Foot CORNER Lot. Currently
Zoned as RTH- 3 TOWNHOME Zoning, SUPERB
Future Potential. Featuring 4 - 2 Bedroom SUITES,
Fully Tenanted, Separate Meters, Coin Laundry and
Tenants Pay All Utilities. PRIME Location, Close To
Schools, Parks, Shopping and Shopping.

SALIENT INFORMATION

LOT SIZE: 10,648 Square Feet (Corner)
121.20 x 88.47 Feet with lane access

PARKING: 6 Parking Spaces (Open)

INCOME:

Suite 1: \$15,600 Per Year - \$1,300 Per Month
Suite 2: \$14,400 Per Year - \$1,200 Per Month
Suite 3: \$15,000 Per Year - \$1,250 Per Month
Suite 4: \$12,288 Per Year - \$1,024 Per Month
Laundry: \$ 1,300 Per Year - \$108.33 Per Month

TOTAL: \$58,588/YEAR - \$4,882.33/MONTH

EXPENSES:

Property Taxes (2020): \$7,172.28 Per Year
City Utilities: \$3,216.28 Per Year
Building Insurance: \$3,348.00 Per Year

Total Expenses: \$13,736.56 Per Year

AGE: Built in 1950

BUILDING:

Suite 1: 750 Square Feet
Suite 2: 750 Square Feet
Suite 3: 750 Square Feet
Suite 4: 750 Square Feet

Total: 3,160 Square Feet

LIST PRICE \$1,799,000.00

FOR FURTHER INFORMATION, PLEASE CONTACT SALES REPRESENTATIVE

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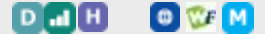
Active
R2532229
 Board: V, Land Only
 Other

3023-3029 WELLINGTON STREET

Port Coquitlam
 Glenwood PQ
 V3B 3W9

\$1,799,000 (LP)

(SP)



Days on Market: 1	List Date: 1/25/2021	Expiry Date: 3/31/2021
Previous Price: \$0	Original Price: \$1,799,000	Sold Date:
Frontage: 121.20	Subdiv/Complex:	
Meas. Type: Feet	P.I.D.: 800-143-653	
Frontage Metric:	Taxes: \$7,172.28	
Depth: 88.47	For Tax Year: 2020	
Price/SqFt:	Zoning: RTH3	
Sub-Type:	Rezoneable?: Yes	
Exposure: Southeast	Flood Plain: No	
Permitted Use: Mixed		
Title to Land: Freehold NonStrata		
Tour:		
View - Specify		

Lot Area	
Acres:	0.24
Hect:	0.10
SqFt:	10,648.00
SqM:	989.23

Sanitary Sewer: At Lot Line	Property Access: Road Access
Storm Sewer: At Lot Line	Parking Access: Lane
Water Supply: City/Municipal	Fencing:
Electricity: At Lot Line	Property in ALR/FLR: No
Natural Gas: At Lot Line	Seller's Interest: Registered Owner
Telephone Service: On Property	Information Pkg: Yes
Cable Service: On Property	Sign on Property: Y
Prospectus: Not Required	Sketch Attached: No
Develop Permit: No	Property Disclosure: Yes:
Bldg Permit Apprv: No	Trees Logged in last 2yr?: No
Building Plans: Not Available	Perc Test Avail:
	Perc Test Date:

Legal: **LOT 29, BLOCK E, PLAN NWP 15391, DISTRICT LOT 466, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Lane Access, Recreation Nearby, Shopping Nearby**
 Restrictions: **None**
 Commission: **3.255% - \$100,000.00/1.1625% - BALANCE**

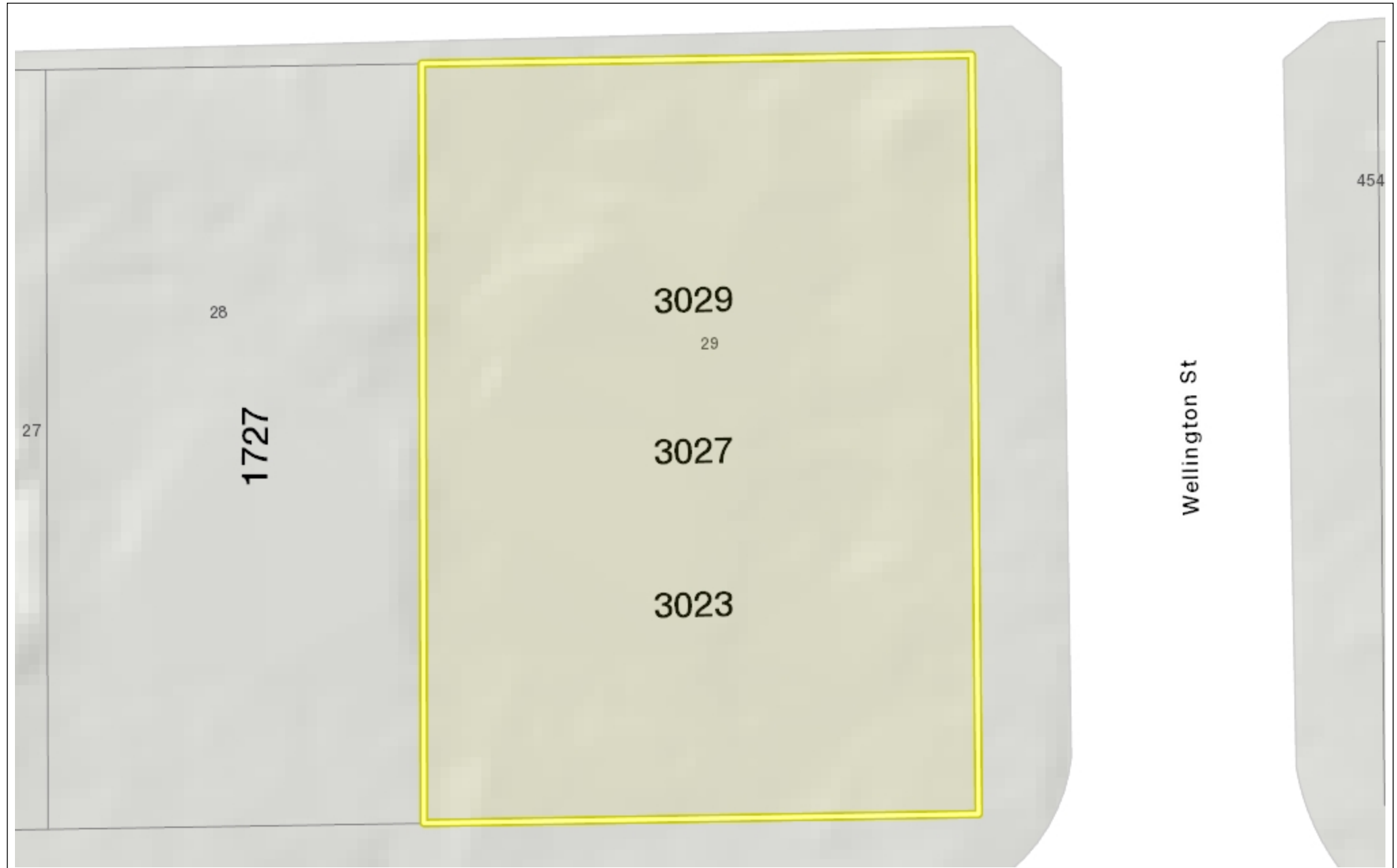
List Broker 1: Sutton Group-West Coast Realty - Office: 604-714-1700	Appointments: Touchbase
List Sales Rep 1: Pietro Nardone PREC* - Phone: 604-767-0490	Call: Pietro
List Sales Rep 2:	Phone: 604-767-0490
List Broker 2:	
List Broker 3:	
Sell Broker 1:	
Sell Sales Rep 1:	
Sell Broker 2:	
Sell Sales Rep 2:	
Owner: Two Far Properties Ltd.	

Realtor Remarks: **C19 VIEWING PROTOCOL: Buyers/Agents to complete questionnaire & protocol form (in DOCS) prior to viewing. Measurements taken by L.A. Needs Lots of Notice for Showings. All measurements are approximate and should be verified by the buyer if important. For more information go to www.homesinbc.com**

GREAT Development OPPORTUNITY. This PROPERTY sits on a 10,648 Square Foot CORNER Lot. Zoned as RTH-3 which allows the development of TOWNHOMES. Alternatively it can also be SUBDIVIDED into 2 Single Family Residential LOTS. Currently there is a FOURPLEX on the property. Featuring 4 - 2 Bedroom SUITES, Fully Tenanted, Separate Meters, Coin Laundry and Tenants Pay All Utilities. Gross Income Close to \$60,000 per year. Close To Schools, Parks, Shopping and Shopping. A PRIME Property in a PRIME Location. CALL Today for an INFORMATION PACKAGE.



Map Title



6 0 3.2 6 Meters



Scale 1 : 250

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Oct 28, 2020

Manning Ave

Manning Ave

Manning Ave

Manning Ave

Wellington St

Wellington St

Wellington St

Coquitlam Ave

Coquitlam Ave

Coquitlam Ave

Coquitlam Ave

Google

Map data ©2020 Google