

**Smithers Community Services**

**3955 / 3961 / 3965 2<sup>nd</sup> Ave**

**Smithers BC.**

**Legal:** Parcel C Block 94 Plan PRP1054 District Lot 865 Range 5 Land District /

**Lot Size:** 6214 square feet / PID 029-343-771 / Zoning LDR-1

**Property Tax:** \$ 7,535.61 / **Assessed Value:** \$ 590,000.00

**Property Description:** Unique detached housing development consisting of 3 detached / 1 bdrm / 1 bath / 505 square homes and is a twin development to Parcel B also available MLS# 3092404. These homes were built in 2014 / 2015 with concrete foundations, electric heat on 4’ crawl space. Excellent build, efficient and designed for low maintenance. There is a common area access walkway shared with Parcel B and Parcel C from 2<sup>nd</sup> Ave to alley. If the 2 developments are sold separately the seller would be required to grant an easement between the 2 parcels. Each unit has one parking spot off the back alley. Each unit has a pathway to a 4’ x 20’ front deck with flower shrubberies and lawn between each unit. Very attractive presentation.

**Rental Income:** Tenants responsible for hydro and internet.

**3965 2<sup>nd</sup> Ave** ( 1<sup>st</sup> unit off 2<sup>nd</sup> Ave)..... \$ 813.00 per month / \$ 9,756.00 Per Year

**3961 2<sup>nd</sup> Ave** ( middle unit)..... \$ 1,000.00 per month / \$ 10,620.00 Per Year

**3955 2<sup>nd</sup> Ave** ( Alley unit ) ..... \$ 869.00 per month / \$ 10,431.48 Per Year

**Total Revenue: \$ 32,199.48**

**Expenses:**

**Property Taxes** ..... \$7,535.00 / year

**Building Maintenance** ..... \$ 1,535.00 / year

**Ground Maintenance** ..... \$ 3,835.00 / year

**Insurance** ..... \$ 3,600.00 / year

**Total Expense: \$ 16,505.00**