

**Smithers Community Services**

**3943 / 3947 / 3951 2<sup>nd</sup> Ave**

**Smithers BC.**

**Legal:** Parcel B 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 C also listed for sale MLS # 3017218. 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 running from 2<sup>nd</sup> to the alley. If the two 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.

**3943 2<sup>nd</sup> Ave** ( 1<sup>st</sup> unit off 2<sup>nd</sup> Ave)..... \$ 1,100.00 per month / \$13,200.00 Per Year

**3947 2<sup>nd</sup> Ave** ( middle unit)..... \$ 885.00 per month / \$ 10,620.00 Per Year

**3951 2<sup>nd</sup> Ave** ( Alley unit ) ..... \$ 1,050.00 per month / \$ 12,600.00 Per Year

**Total Revenue: \$ 36,420.00**

**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**

**Note: Unit 3947 2<sup>nd</sup> Avenue will be vacant as of March 1, 2026**