

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2015
Frontage (ft):	Bathrooms:	1	Age:	9
Lot Area:	Full Baths:	1	Zoning:	CD-1
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,548.84
Rear Yard Exp:	Maint. Fee:	302.00	For Tax Year:	2023
View:	Yes		P.I.D.:	029-650-305

Style of Home:	Other,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	415
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	
Floor Finish:	Mixed	Fixtures Rmvd:	

View:	Yes : Mountain, City, Airport,Water
Mgmt. Company:	
Complex / Subdiv:	Marine Gateway
Services Connected:	Community,Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 238, PLAN EPS3032, DISTRICT LOT 311, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Bike Room,Club House,In Suite Laundry,Playground,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Clothes Dryer,Clothes Washer,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Refrigerator,Smoke Alarm,Sprinkler - Fire,Stove
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX City Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 7'3			
Main	Kitchen	12'2 x 4'6			
Main	Dining Room	12'2 x 3"6			
Main	Bedroom	10' x 10'5			
Main	Foyer	3'10 x 3'2			

Finished Floor (Main):	468 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	468 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	468 sqft	Beds In Bsmt:	0 / 1			
		# Of Pets:	Cats: Yes, Dogs: Yes			

An extraordinary investment in a bustling shopping arcade.Steps away from public transport,this property offers a golden opportunity for renters & an unparalleled investment proposition.Nestled in a prime commercial hub,it ensures a constant tenant flow,a lucrative choice for investors seeking unprecedented returns.Its central location provides both convenience and a solid foundation for a thriving investment.What distinguishes this property is its captivating ambiance.Enjoy a stunning evening view of Vancouver Waters against an open sky,adding natural beauty to financial promise.This unique feature transforms the investment into a harmonious blend of financial potential & scenic allure.Seize your chance to secure a property promising excellent returns & picturesque views. * ACT NOW !! *