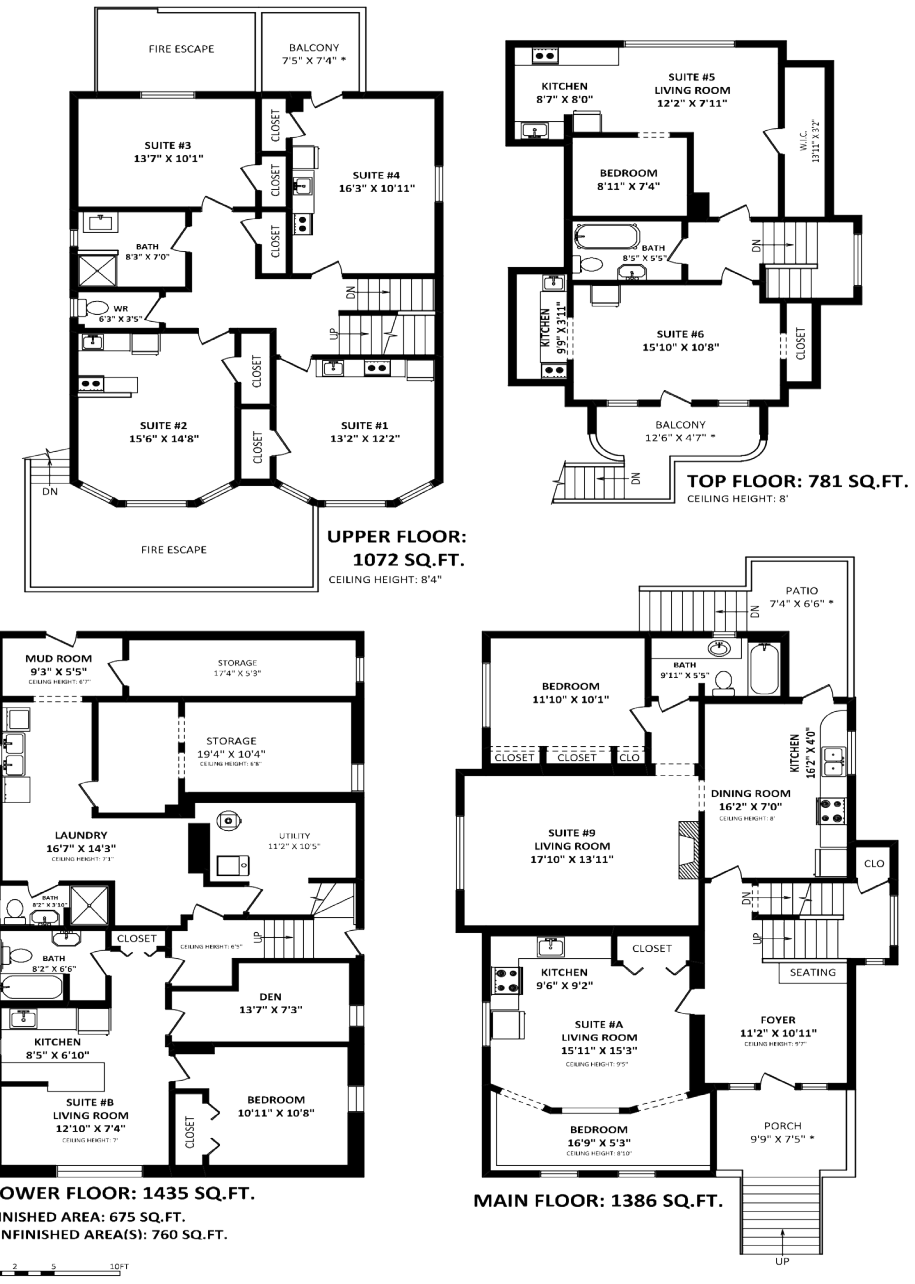


TOTAL FLOOR AREA: 4674 SQ.FT.
 FINISHED AREA(S): 3914 SQ.FT.
 UNFINISHED AREA(S): 760 SQ.FT.

OTHER AREA(S)
 PORCH: 86 SQ.FT.*
 PATIO (MAIN FL): 88 SQ.FT.*
 BALCONY (UPPER FL): 66 SQ.FT.*
 BALCONY (TOP FL): 67 SQ.FT.*



236 West 12th Avenue, Vancouver



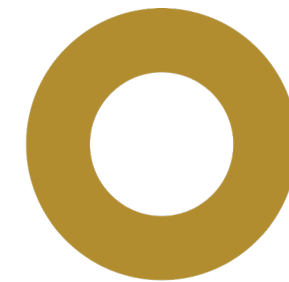
\$3,188,000

Features

Type:	Multi-Family	Lot Size:	50 X 125
9 Suites:	5- Bachelor, 3- 1Bd, 1- 1Bd+Den	Taxes:	\$7,317.63 (2022)
Bathrooms:	5	Year Built:	1910

Voy Wong
 黃譚會瑩
 604-351-1236

voywong.oakwyn@gmail.com



OAKWYN REALTY

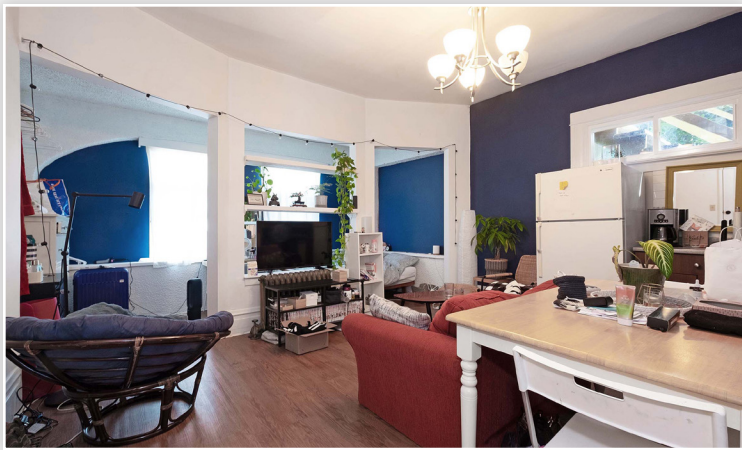
Kiat Chang
 張譚結瑩
 604-377-3068

kiat.oakwyn@gmail.com

Measurements Approximate, this version of the floor plan is for marketing purposes only.
 Please contact Voy or Kiat for specifications.
 This communication is not intended to cause or induce breach of an existing agency agreement.



Oakwyn Realty Ltd. • 3195 Oak Street , Vancouver, BC V6H 2L2



9 licensed suites in this multi-family home, located in desirable Mount Pleasant/City Hall area. Sits on a level 50 X 125, RT-6 zoned lot. Great investment property with views of DT skyline and North Shore mtns from the top 2 floors. The 9 units are comprised of 5 - Bachelor suites, 3 - One Bdrm suites & 1 - One Bdrm & Den suite. Only 2 suites have use of own private bathrm. There is a shared bathroom on each of the 2nd, 3rd & Bsmt levels. Roof is approx 3-4yrs old, some interior upgrades to a few units 7-8 yrs ago. 2 Storage rooms, utility/bike room and free laundry on the ground level Bsmt floor. Open parking for 4 cars at the backlane. Underground storage oil tank removed and soil is being remediated. Property to be Sold As-Is, Where-Is condition. Minutes to Broadway/Cambie Skytrain, shopping, restaurants, bus.

