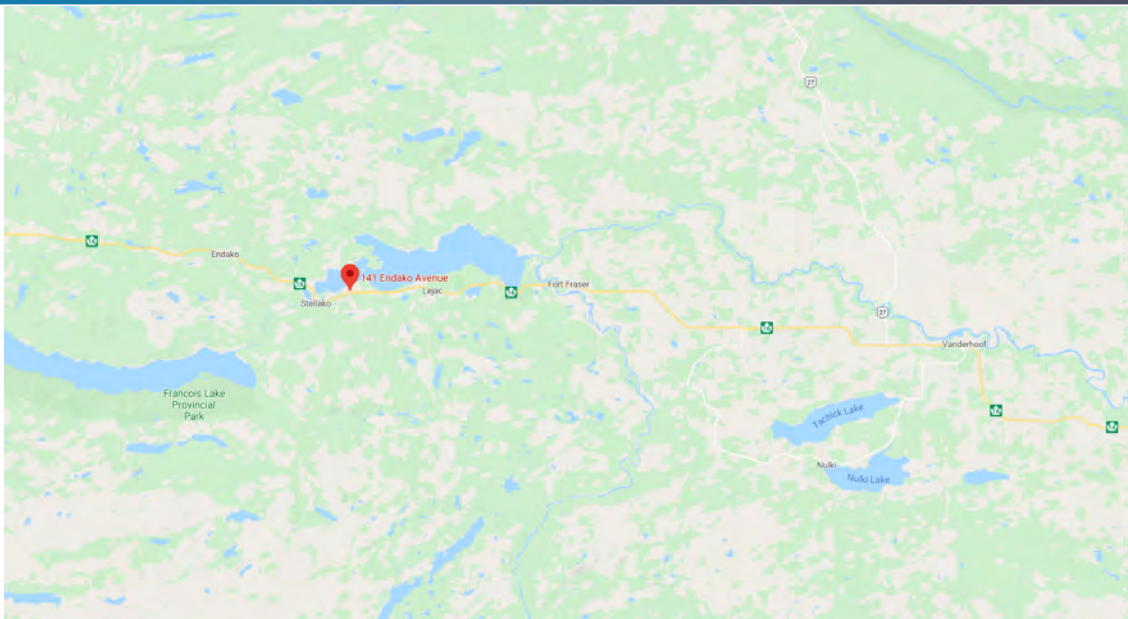


# FOR SALE

135-141 Endako Ave, Fraser Lake



5-Plex Multifamily Investment Offered at: \$214,900.00



**Dylan McCrindle**  
Personal Real Estate Corporation  
Dylanmrealtor@gmail.com  
778-899-3552

**Sean Murphy**  
Personal Real Estate Corporation  
Seanmurphyrealtor@gmail.com  
778-998-4125







## Property Details

- 5 separate units rents as follow:
- Suite #1 - 2 Bed - \$700
- Suite #2 - 2 Bed - \$780
- Suite #3 - Studio - \$530
- Suite #4 - 1 Bed - \$550
- Suite #5 - 1 Bed - \$560

\*rents as per seller, buyer to verify\*

## TOTAL

Income:	~ \$3,120/mo
Property Tax:	~ \$102/mo
Utilities:	~ \$305/mo
Heat:	~ \$500/mo
Insurance:	~ \$200/mo
NOI:	~ \$2,013/mo

\*Buyer to verify, all amounts as per seller\*



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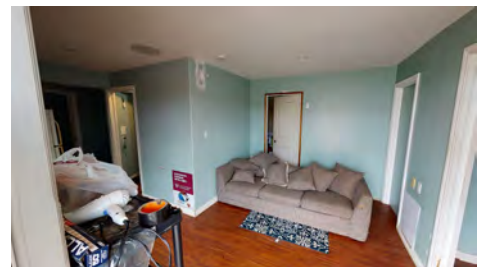


OAKWYN REALTY  
ENCORE

# Additional Details

Fantastic starter investment property with strong cash-flow! This multi-family property is located in the quaint town of Fraser Lake and offers five separate suites featuring 2x Two bedroom suites, 2x One bedrooms suites and 1x studio suite. The total rents come to ~\$3,030 per month. About 35 mins to Vanderhoof and less than 2 hours to Prince George. Call for more information today!

Matterport Tour: <https://my.matterport.com/show/?m=1xjK4Z2JRG3>



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