

FOR SALE

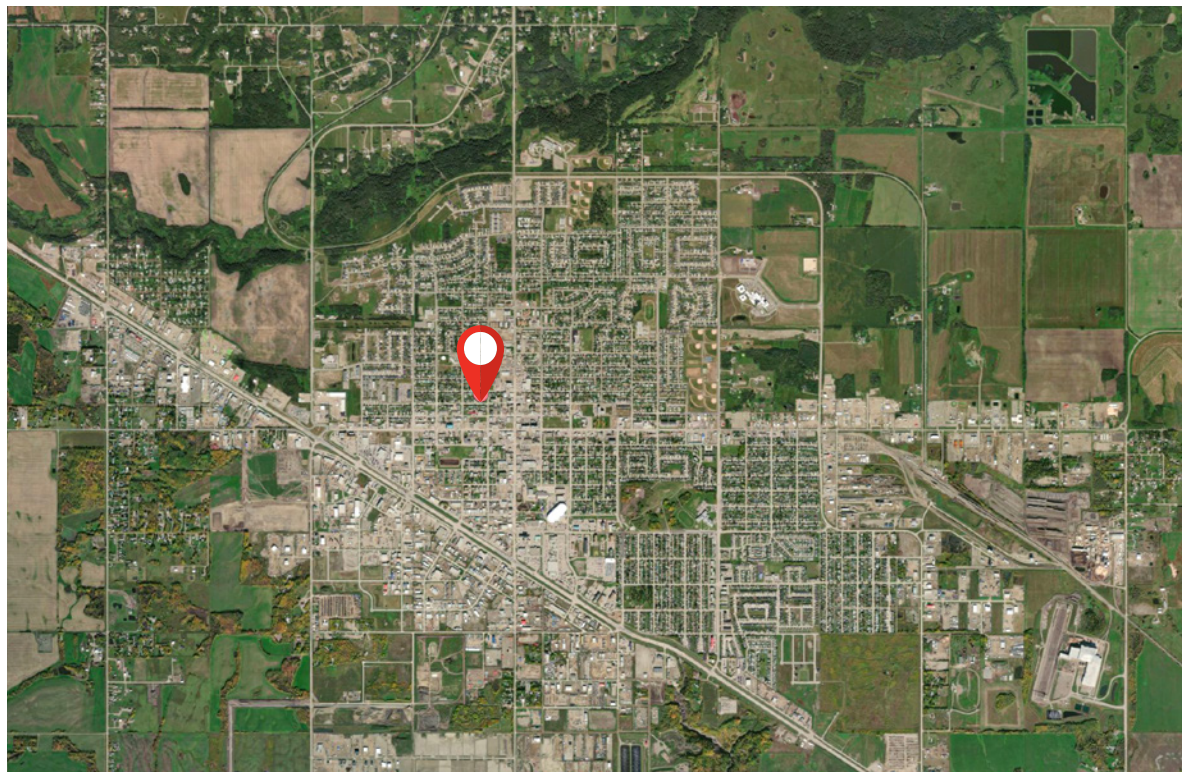
AURORA APARTMENTS

10219 103 Avenue

Fort St. John, BC

12,200 sq. ft. lot, 15-Unit Apartment Building
Located in Downtown Fort St. John

Assumable mortgage at 1.95%
with 2.5 years remaining



Dan Schulz
Personal Real Estate Corporation
778.999.5758
dan@bcapartmentinsider.com

Chris Winckers
778.828.9763
Chris.Winckers@macdonaldcommercial.com





10219 103 Avenue

Fort St. John, BC

THE OPPORTUNITY

To acquire a centrally located, wood frame, 15-unit purpose-built rental building. This well-maintained building offers several upgrades which have been completed throughout recent years. Here is your opportunity to own a multi-family property in the surging multi-family rental market of Fort St. John, BC.

LOCATION

The subject property is located along 103 Avenue, just one block west of 100 Street. 100 Street is one of the main commercial streets in Fort St. John, offering close access to several restaurants, grocery stores, and other shops, services and amenities. Fort St. John Hospital and North Peace Regional Airport are both within a 10-minute driving radius.

FORT ST. JOHN

Known as the “Energetic City”, Fort St. John is known for its abundance of natural resources, including forestry, oil, natural gas, mining, and agriculture. This coupled with it being the largest city in Northeastern BC draws a multitude of workers, investors, and entrepreneurs to the city. Fort St. John is also located less than two hours by air from both Calgary and Vancouver, making travel to and from relatively easy.

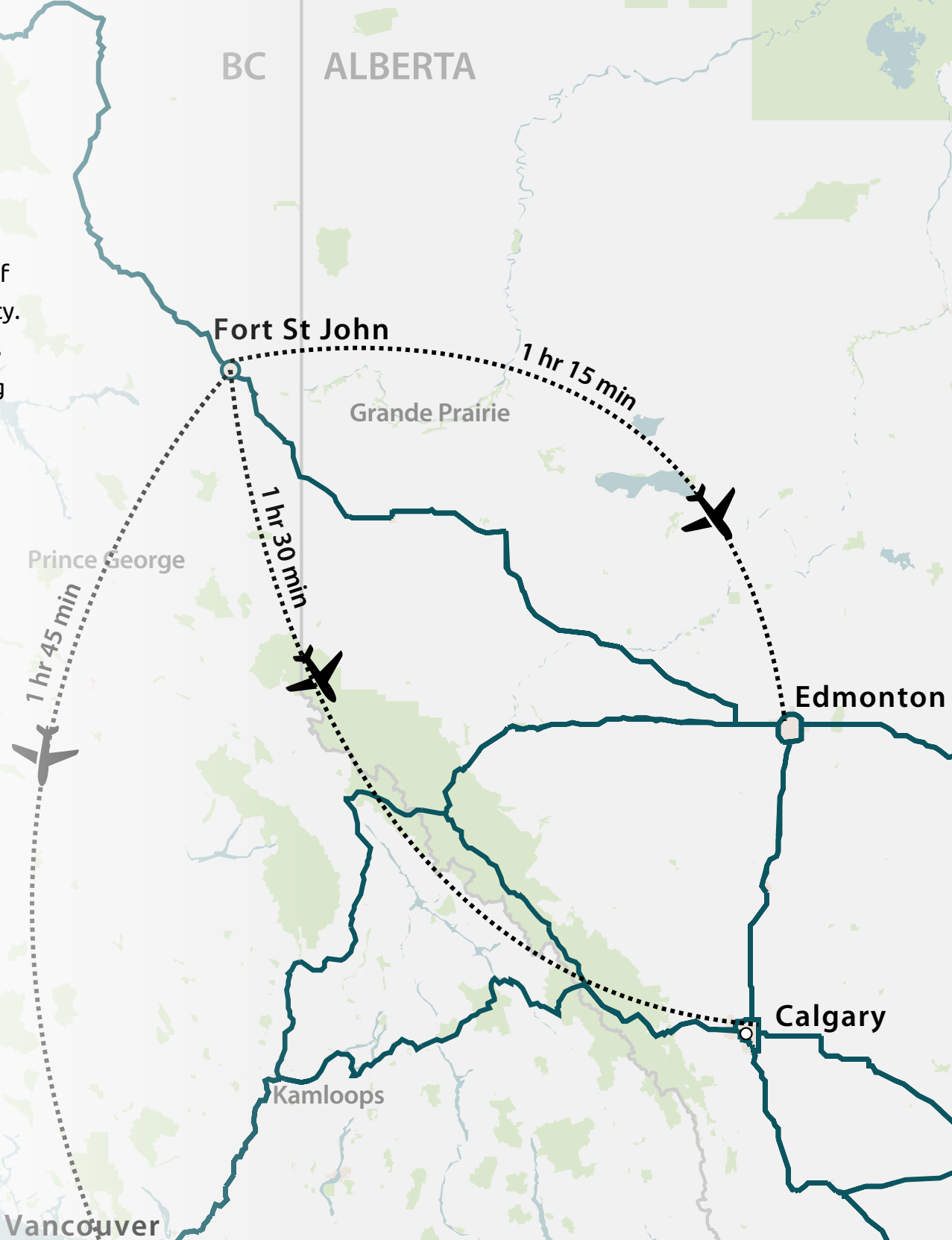
ABOUT FORT ST. JOHN

2021 Population
21,465

2021 Median Age
32.4

2021 Median Household Income
\$102,903

**Source: fortstjohn.ca*



The City offers a rich concentration of cultural and outdoor activities. It provides top-notch recreation facilities with hundreds of events taking place every year.

Natural Beauty & Lifestyle



PROPERTY DETAILS



IMPROVEMENTS

Built in 1979, this three-storey wood frame building features 15 residential rental units and a torch-on roof. Parking is provided in the front of the building and also behind the building (accessed via laneway off 102 Avenue).

RECENT IMPROVEMENTS

- » Security cameras
- » Newer windows
- » Newer glass sliders
- » Renovated common areas
- » Several Units have been completely renovated

UNIT MIX

11

1-Bedroom

&

4

2-Bedroom

SUMMARY

CIVIC ADDRESSES

10219 103 Avenue, Fort St. John, BC

ZONING

RM-2 Multiple Dwelling Housing (High Density)

DENSITY

155 Dwelling Units per Hectare

LEGAL DESCRIPTION

LOT 20, BLOCK 7, PLAN PGP3120, SECTION 1, TOWNSHIP 84, RANGE 19, MERIDIAN W6, PEACE RIVER LAND DISTRICT

LOT 21, BLOCK 7, PLAN PGP3120, SECTION 1, TOWNSHIP 84, RANGE 19, MERIDIAN W6, PEACE RIVER LAND DISTRICT

PID

012-989-843 & 012-989-860

GROSS TAXES 2023

\$10,121.61

TENURE

Property to be delivered free and clear of all financial encumbrances.

PRICE

\$1,880,000.00

⚠ IMPORTANT NOTICE

Please do not disturb tenants. Tours of the property will be arranged for the Buyer.

RENT ROLL

as at August 2023

SUITE	TYPE	MONTHLY RENT	POTENTIAL MONTHLY RENT	ANNUAL RENT	POTENTIAL ANNUAL RENT
101	1-Bdrm	\$767.00	\$1,000.00	\$9,204	\$12,000
102	1-Bdrm	\$800.00	\$1,000.00	\$9,600	\$12,000
103	1-Bdrm	\$1,000.00	\$1,000.00	\$12,000	\$12,000
104	1-Bdrm	\$750.00	\$1,000.00	\$9,000	\$12,000
105	1-Bdrm	\$900.00	\$1,000.00	\$10,800	\$12,000
201	1-Bdrm	\$900.00	\$1,000.00	\$10,800	\$12,000
202	2-Bdrm	\$938.00	\$1,250.00	\$11,256	\$15,000
203	1-Bdrm	\$850.00	\$1,000.00	\$10,200	\$12,000
204	2-Bdrm	\$928.00	\$1,250.00	\$11,136	\$15,000
205	1-Bdrm	\$806.00	\$1,000.00	\$9,672	\$12,000
301	1-Bdrm	\$850.00	\$1,000.00	\$10,200	\$12,000
302	2-Bdrm	\$861.00	\$1,250.00	\$10,332	\$15,000
303	1-Bdrm	\$1,000.00	\$1,000.00	\$12,000	\$12,000
304	2-Bdrm	\$1,050.00	\$1,250.00	\$12,600	\$15,000
305	1-Bdrm	\$827.00	\$1,000.00	\$9,924	\$12,000
TOTAL	15 SUITES	\$13,227.00	\$16,000.00	\$158,724	\$192,000



INCOME & EXPENSE STATEMENT

Year Ended December 31st, 2023

	ACTUAL	POTENTIAL
GROSS INCOME		
Gross Rental	\$158,724	\$192,000
Total Gross Income.....	\$158,724	\$192,000
EXPENSES		
Insurance.....	\$8,000	\$8,000
Management Fees.....	\$12,000	\$12,000
Property Taxes.....	\$10,122	\$10,122
Utilities	\$14,000	\$14,000
Total Expenses.....	\$44,122	\$44,122
Total Operating Income	\$114,602	\$147,878

NEIGHBOURING AMENITIES

● RESTAURANTS/CAFES

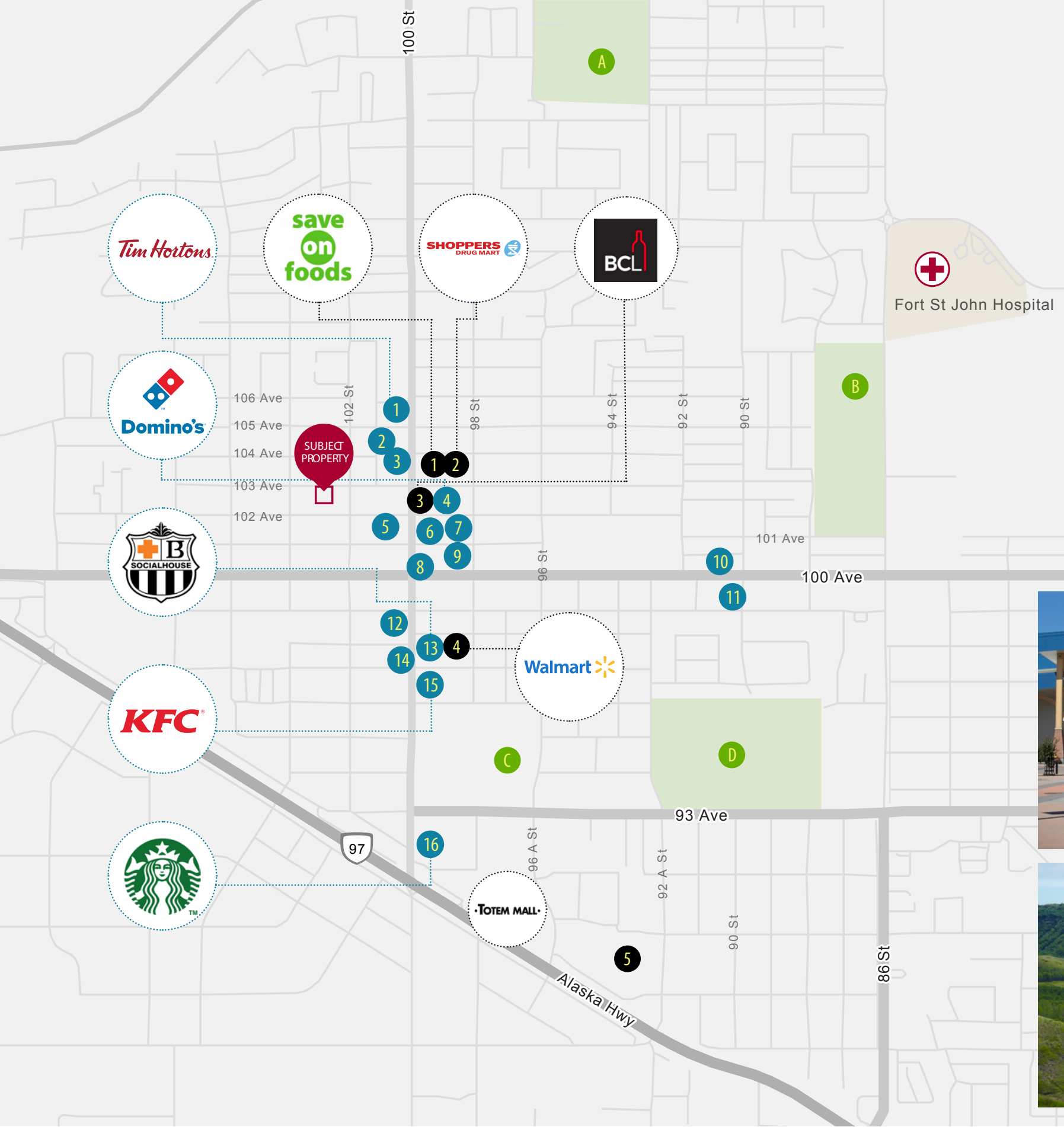
1. Tim Hortons
2. Q Spot Restaurant
3. Easy Bites Restaurant
4. Domino's Pizza
5. Olive Tree Mediterranean Grill
6. Indian Essence Bistro
7. Pho A Pho Saigon
8. Whole Wheat and Honey Cafe
9. North Bar & Grill
10. OLIO'S PIZZERIA
11. Mings Kitchen
12. Mastaro Sushi
13. Browns Socialhouse
14. Audielicious
15. KFC
16. Starbucks

● SHOPPING & SERVICES

1. Save-On-Foods
2. Shoppers Drug Mart
3. BCLIQUOR
4. Amanda's NOFRILLS
5. Walmart Supercentre

● PARKS & RECREATIONS

- A. Kinsmen Park
- B. Surerus Park
- C. Pomeroy Sport Centre
- D. Toboggan Hill Park



Fort St. John Lookout of Peace River

FOR MORE INFORMATION, PLEASE CONTACT:

Dan Schulz

Personal Real Estate Corporation

778.999.5758

dan@bcapartmentinsider.com

Chris Winckers

778.828.9763

cwinckers@bcapartmentinsider.com

Macdonald

COMMERCIAL

Macdonald Commercial Real Estate Services Ltd.

1827 W 5th Ave, Vancouver, BC V6J 1P5

www.macdonaldcommercial.com

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.

