



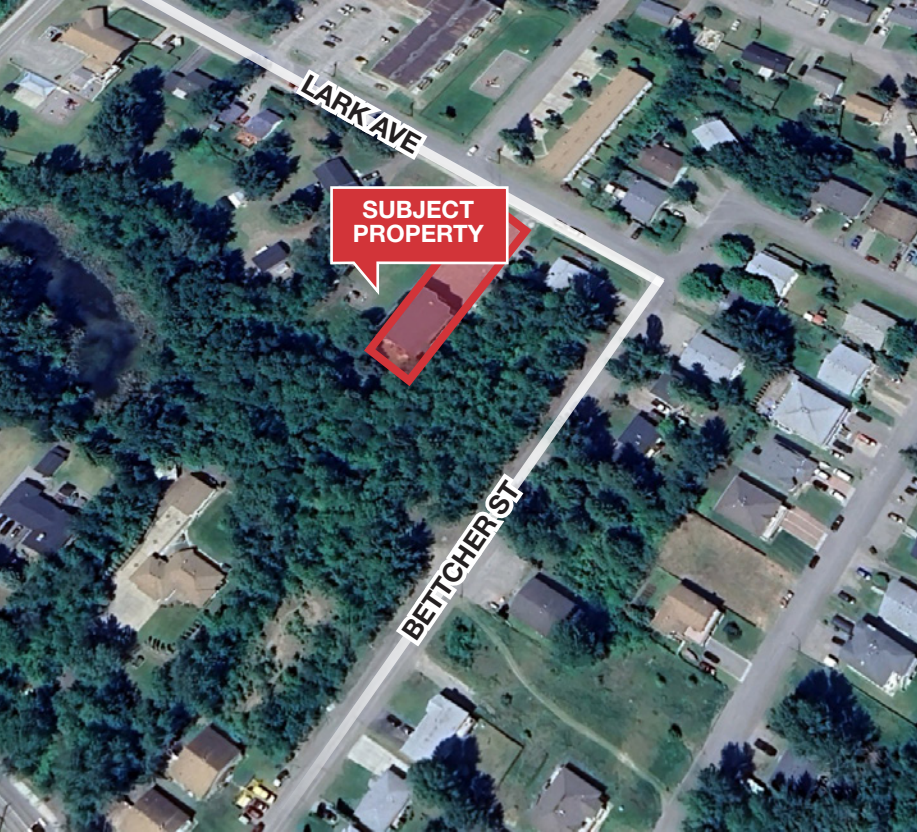
(SL) #1-15 - 1210 Lark | Quesnel, BC

FOR SALE | Strata Apartment Buildings

15-Unit Apartment Building

- ▶ Prime quality 15-unit apartment building
- ▶ Located on a quiet street
- ▶ Close to amenities
- ▶ Excellent ownership and Strata management
- ▶ Property may have additional development lands
- ▶ Separate metering of services
- ▶ Cap Rate: 7.23%
- ▶ Surrounded by green space

Price: \$1,950,000 / \$130,000 per unit



#1-15 - 1210 Lark Quesnel, BC

Rent Roll

As of June, 2026

Unit #	Rent	Roll #	Strata Area (sq. ft.)
101	\$1,000	0004654.010	733
102	\$1,200	0004654.020	733
103	\$900	0004654.030	409
104	\$975	0004654.040	758
105	\$650	0004654.050	566
201	\$1,000	0004654.060	733
202	\$1,200	0004654.070	733
203	\$1,000	0004654.080	566
204	\$1,000	0004654.090	758
205	\$1,000	0004654.100	566
301	\$1,000	0004654.110	733
302	\$1,200	0004654.120	733
303	\$1,000	0004654.130	566
304	\$1,100	0004654.140	758
305	\$1,200	0004654.150	566
Total	\$15,425		

NAI Commercial

Property Details

Legal Description

Strata Lot 1-15 District Lot 1229
Cariboo District Strata Plan BCS2846
Together With an Interest in the
Common Property in Proportion to the
Unit Entitlement of the Strata Lot as
Shown on Form V

Zoning

RM-2 3 Multi-Unit Residential (Medium
Density)

Gross Income (2025)

\$191,100

Net Income

\$142,005

Cap Rate

7.3%

Year Built

1981

Assessed Value

TBA

Lot Size

24,369 SF

Building Area

12,445 SF

Price

\$1,950,000



Income Statement

1210 Lark Avenue

Revenue	
Base Rental Income	
Residential Income	\$185,100
Total Base Rental Income	\$185,100
Other Rental Income	
Laundry Income	\$6,000
Total Revenue	\$191,100
Expenses¹	
Non-Recoverable Expenses	
Insurance Expense - Non Recoverable	\$10,000
Management (5%)	\$5,161
Property Taxes - Non Recoverable	\$12,650.64
Repairs & Maintenance - Non Recoverable (est.)	\$4,500
Water and Sewerage	\$8,384
Utilities & Refuge - Non Recoverable	\$8,400
Total Non-Recoverable Expenses	\$49,095
Net Income	\$142,005

¹ Expenses to be verified in due diligence period.





1210 LARK
AVENUE

LARK AVE

BAITY AVE

BETCHER ST

BLAIR ST

ABBOT DR

Peter A. Seed, BA. DIPL. TECH
Vice President
604 691 6608
pseed@naicommercial.ca

NAICommercial

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus, Autoprop.

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca