

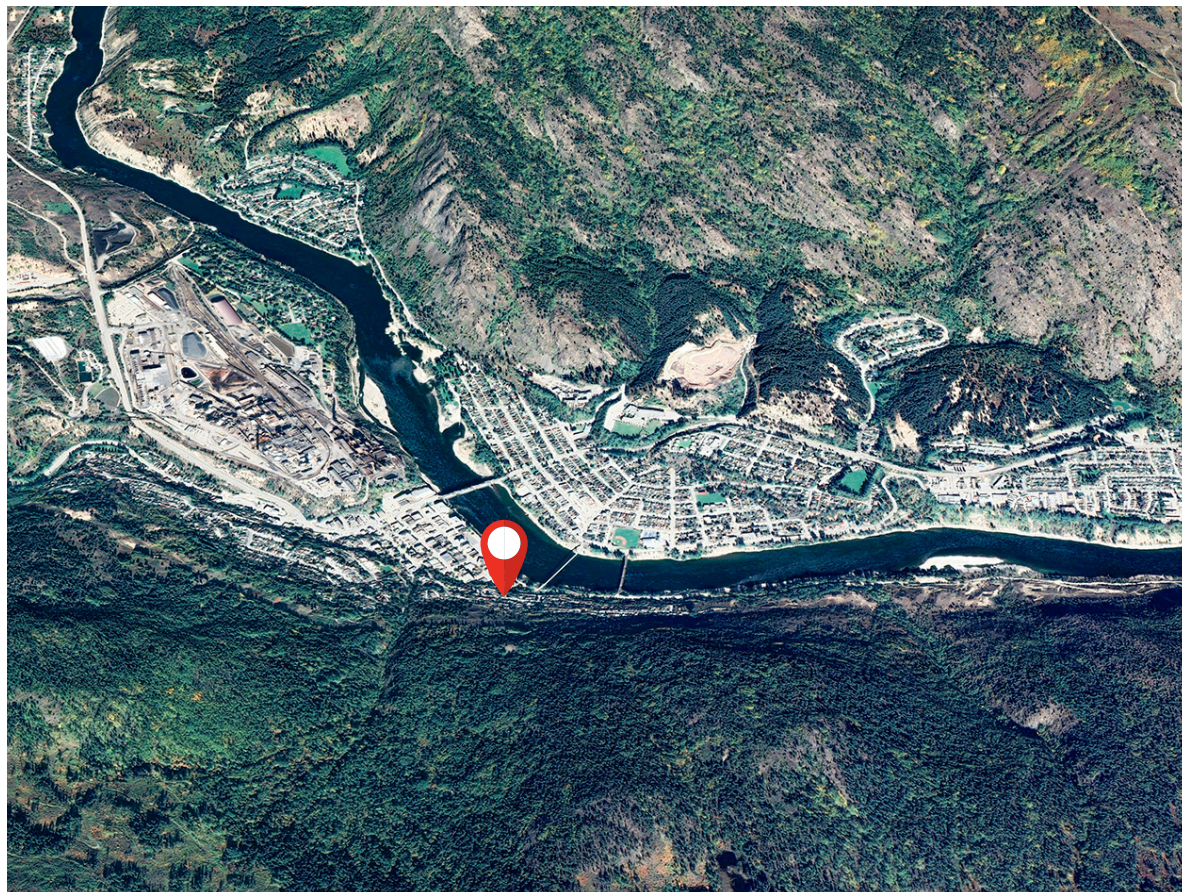
Major Rental Upside

FOR SALE

1735 & 1755 Riverside Avenue

Trail, BC

22-suite apartment building on a 7,926 sq. ft. lot just steps to Trail's commercial center



BC
APARTMENT
INSIDER

Dan Schulz

Personal Real Estate Corporation

778.999.5758

dan@bcapartmentinsider.com

Chris Winckers

778.828.9763

Chris.Winckers@macdonaldcommercial.com

Macdonald
COMMERCIAL

member of

CORFAC
INTERNATIONAL

1735 & 1755 RIVERSIDE AVENUE

Trail, BC

Macdonald Commercial is proud to present a unique opportunity to acquire a well-maintained 22-unit apartment building in Trail, BC. The property offers plenty of upside in rental income.

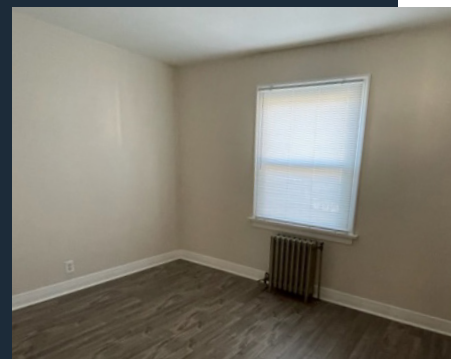
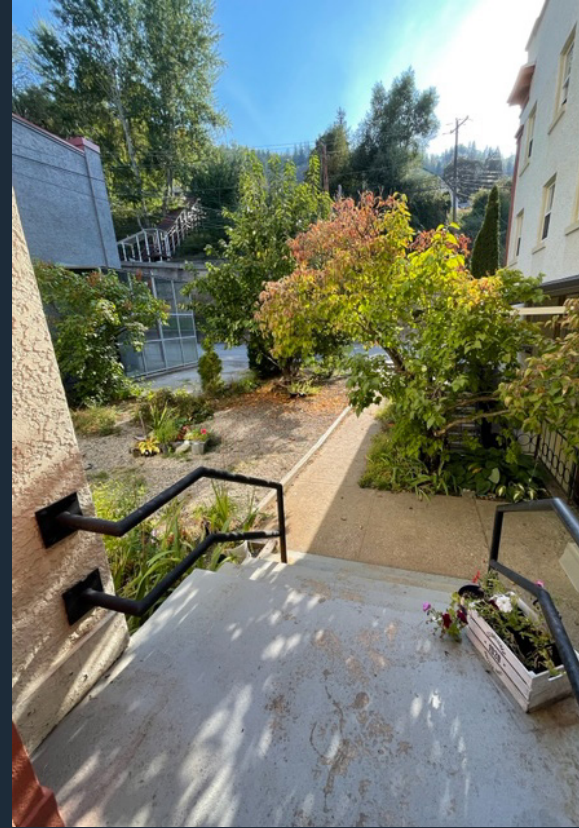
LOCATION

The subject property is strategically situated along Riverside Avenue. While being situated just a short walk from Trail's commercial center, the property is equally close to Jubilee Park and the scenic Columbia River Skywalk. The Trail Aquatic and Leisure Centre is also a 10-minute walk from the property. Trail is home to Teck Resources, one of the world's largest zinc and lead smelters.

On a larger scale, the City of Trail's central West Kootenay location offers relatively quick access to many regional attractions including Rossland, BC's renowned ski resort, RED Mountain Resort. Picturesque Kootenay Lake is located within an hour of the property, as is the City of Nelson.



PROPERTY DETAILS



IMPROVEMENTS

Built in 1929, the property offers an 18-unit 3-storey building and a 4-unit 3-storey building.

The property features a torch-on roof and vinyl seal windows. Building 1 offers 600-amp electrical service while Building 2 offers 200-amp electrical service.

Here is the exciting opportunity to own a rental building in the growing West Kootenay region with rental income upside!

CURRENT UNIT MIX

Building 1			Building 2	
2	16	&	1	3
2-Bedrooms	1-Bedrooms		2-Bedroom	1-Bedrooms

! IMPORTANT NOTICE

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

SUMMARY

CIVIC ADDRESSES

1735 & 1755 Riverside Avenue,
Trail, BC

LEGAL DESCRIPTION

Parcel B Plan NEP1597 District
Lot 230 Land District 26 (BEING A
CONSOLIDATION OF LOTS 16, 17 &
18, SEE CA4605533)

PID

029-634-148

ZONING

R7 - Medium Density Multiple
Family Residential Zone

DENSITY

80 dwelling units per hectare (32
per acre) of developable area

GROSS TAXES 2021

\$8,116.00

TENURE

Property to be delivered free and
clear of all financial encumbrances

PRICE

\$2,188,700.00



RENT ROLL as at May 1st, 2023

SUITE	TYPE	MONTHLY RENT	POTENTIAL MONTHLY RENT	ANNUAL RENT	POTENTIAL ANNUAL RENT
BUILDING 1					
1	1-Bdrm	\$1,200.00	\$1,200	\$14,400	\$14,400
2	1-Bdrm	\$604.87	\$1,200	\$7,258	\$14,400
3	1-Bdrm	\$625.32	\$1,200	\$7,504	\$14,400
4	1-Bdrm	\$1,100.00	\$1,200	\$13,200	\$14,400
5	1-Bdrm	\$559.06	\$1,200	\$6,709	\$14,400
6	1-Bdrm	\$732.00	\$1,200	\$8,784	\$14,400
7	2-Bdrm	\$1,175.00	\$1,600	\$14,100	\$19,200
8	1-Bdrm	\$582.00	\$1,200	\$6,984	\$14,400
9	1-Bdrm	\$827.71	\$1,200	\$9,933	\$14,400
10	1-Bdrm	\$1,115.00	\$1,200	\$13,380	\$14,400
11	1-Bdrm	\$567.34	\$1,200	\$6,808	\$14,400
12	1-Bdrm	\$595.00	\$1,200	\$7,140	\$14,400

SUITE	TYPE	MONTHLY RENT	POTENTIAL MONTHLY RENT	ANNUAL RENT	POTENTIAL ANNUAL RENT
14	2-Bdrm	\$1,015.00	\$1,600	\$12,180	\$19,200
15	1-Bdrm	\$572.00	\$1,200	\$6,864	\$14,400
16	1-Bdrm	\$879.90	\$1,200	\$10,559	\$14,400
17	1-Bdrm	\$1,200.00	\$1,200	\$14,400	\$14,400
18	1-Bdrm	\$1,200.00	\$1,200	\$14,400	\$14,400
19	1-Bdrm	\$793.54	\$1,200	\$9,522	\$14,400
BUILDING 2					
1	1-Bdrm	\$1,102.04	\$1,200	\$13,224	\$14,400
2	1-Bdrm	\$1,200.00	\$1,200	\$14,400	\$14,400
3	2-Bdrm	\$1,600.00	\$1,600	\$19,200	\$19,200
4	1-Bdrm	\$1,130.00	\$1,200	\$13,560	\$14,400
TOTAL	22 Units	\$20,375.78	\$27,600	\$244,509	\$331,200

Vacant suite

INCOME & EXPENSE STATEMENT Year Ended December 31st, 2022

GROSS INCOME	ACTUAL	POTENTIAL
Gross Rental.....	\$244,509	\$331,200
Less Vacancy 1.6%	-\$2,934	-\$5,299
Total Gross Income.....	\$241,575	\$325,901

EXPENSES

Property taxes	\$8,116	\$8,116
Water & Sewer	\$2,160	\$2,160
Natural Gas.....	\$13,525	\$13,525
Electricity.....	\$6,153	\$6,153
Insurance	\$16,371	\$16,371
Management Expense (8%)	\$19,326	\$19,326
Repairs/maintenance & reserves (5%)	\$12,225	\$12,225
Water/sewer charges	\$2,872	\$2,872
Total Expenses.....	\$80,748	\$80,748

Total Operating Income \$160,827 \$245,152

SUITE BREAKDOWN

19

1-bedroom

3

2-bedroom

AMENITIES

RESTAURANTS

1. McDonald's
2. A&W
3. Pinos "Authentic Italian Cuisine"
4. The Bridge View Cafe
5. Trail Beer Refinery
6. Kootenay Kabab
7. Caffe Americano
8. Pizza Pizza
9. The Colander Restaurant

SHOPPING & SERVICES

1. Pharmasave
2. Shoppers Drug Mart
3. Safeway
4. BCLIQUOR
5. Trail & District Public Library
6. Royal Theatre

SCHOOLS

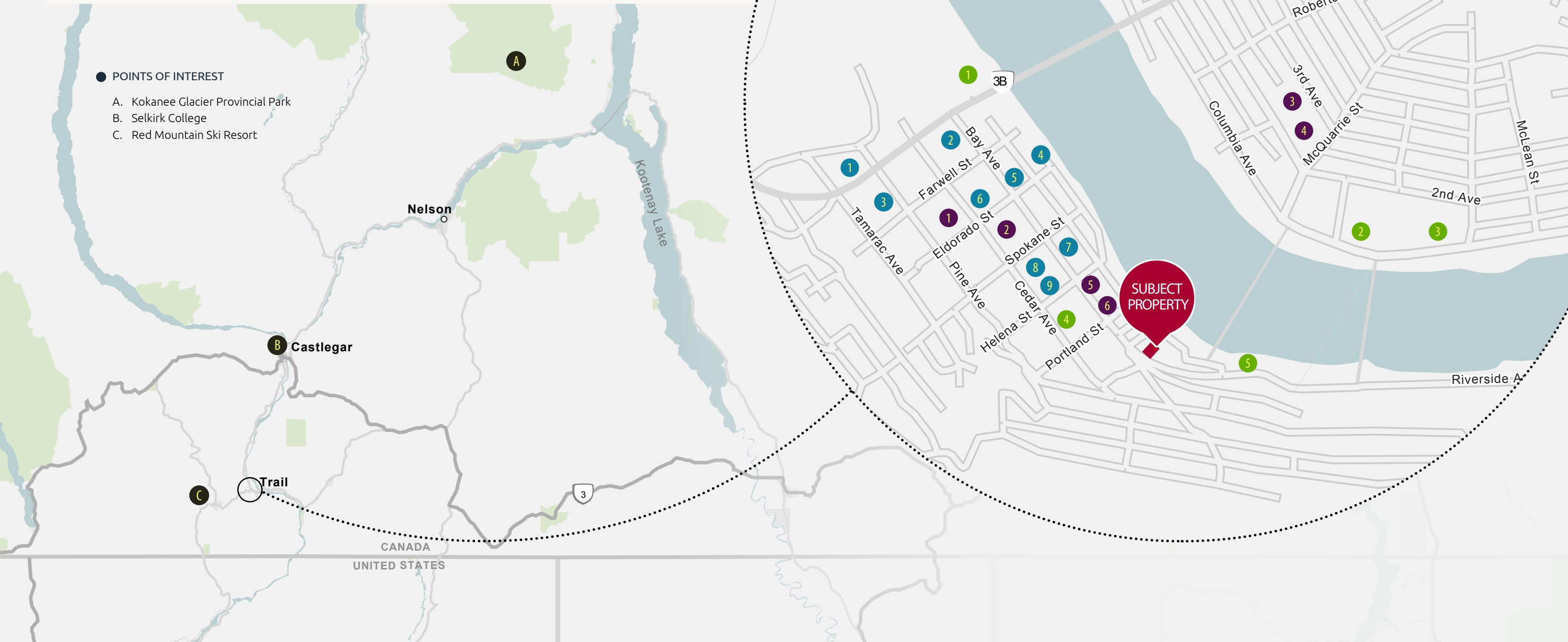
1. J.L. Crowe Secondary High School
2. St. Michael's Catholic School

PARKS & RECREATIONS

1. Cominco Arena
2. Butler Park
3. Trail Aquatic & Lesure Centre
4. Greater Trail Community Centre
5. JubileePark

POINTS OF INTEREST

- A. Kokanee Glacier Provincial Park
- B. Selkirk College
- C. Red Mountain Ski Resort



FOR MORE INFORMATION, PLEASE CONTACT:

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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

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