

# FOR SALE

## 50 UNIT TOWNHOUSE INVESTMENT OPPORTUNITY IN PRIME FORT ST. JOHN, BC LOCATION

WINDSOR ESTATES AND SHAMROCK TOWNHOMES



# PRICE: \$6,985,000

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## OPPORTUNITY

Maude, MacKay and Co. is pleased to represent the Vendor in this exciting opportunity to acquire a townhouse community in the growing community of Fort St. John, BC. The property consists of 50 townhouse units of 3 bedrooms: steps away from the local elementary school and just a few blocks away from the Fort St. John High School. This property has a strong history of full occupancy. The site includes parking stalls for each unit and visitor stalls, redeveloped landscaping and maintenance throughout the year.

## HIGHLIGHTS

- Windsor Estates has had extensive exterior and interior redevelopment to each unit.
- Entire exterior envelope has been updated including siding, roofing, facias and soffits, windows, doors, rear and front covered decks, concrete parking area and landscaping.
- Each unit has a fenced rear yard and parking stall.
- The buildings are family orientated, well managed and maintained, and as a result, encumber very little vacancies.
- Prime location within the city limits.

## SALIENT DETAILS

### Civic Address:

8619-99 Avenue and 9807-87 Street, Fort St. John, BC

### Legal Description:

Lot 1 Plan PGP23104 Section 31 Township 83 Range 18 Land District 44 PID: 008-624-623 and Lot 21 Block 2 Plan PGP23405 Section 31 Township 83 Range 18 Meridian Land District 44 PID: 008-523-266

Zoning: RM-1 (Multi-Family Medium Density)

Age: Constructed in 1977, with redevelopment in 2015

Lot Size: 71, 438.4 sq.ft. (6,636.6 sq.m.)+

### Floor Area of Avg. Unit:

Main Floor, 456 sq.ft, 2nd Floor, 488 sq.ft.

Unfinished Basement, 456 sq.ft.

Total Finished Area in each unit: 944 sq.ft. (87.7 sq.m.)+

CAP Rate: 6%

## LOCATION

With a population of 21,000 and growing with the city itself, Fort St. John is the largest city in Northeastern BC.

Fort St. John is “The Energetic City” for good reason. The title reflects not only the large resource base of oil, natural gas, forestry and agriculture, but also the vitality of their residents who are, on average, 8.8 years younger than the average population in the rest of the province.

The standard of living is high: The median household income is \$107,091 (source: Statistics Canada, 2016), which puts the city first in B.C. and fifth in Canada.

Fort St. John has a full service, 55-bed hospital and family doctors and dentists that are accepting new patients. There are eleven public schools and two post-secondary schools within city limits and endless recreational and cultural opportunities for every member of the family.

# PROPERTY DESCRIPTION

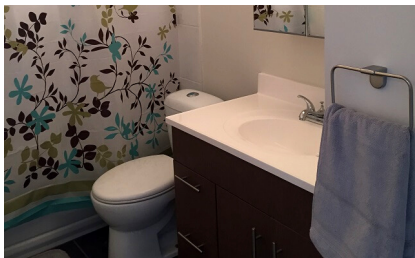
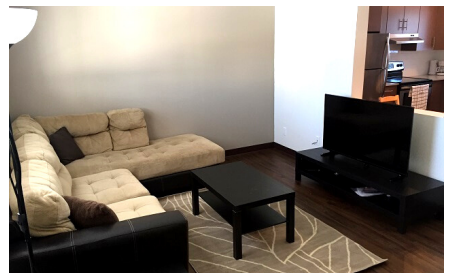
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Windsor Estates has had extensive exterior and interior redevelopment to each unit in 2014 and 2015. The entire exterior envelope has been updated including siding, roofing, facias and soffits, windows, doors, rear and front covered decks, concrete parking area and landscaping.

Interiors have all new floorings, trim, paint, electrical, updates to all bathrooms. They have modern kitchens with stainless steel appliances, quartz countertops and beautiful cabinets.

Shamrock Townhomes are developed with full basements that come equipped with washer and dryer. Some renovations include new kitchen floors, wood plank living rooms, and kitchen cabinets. Each unit has a fenced rear yard area with a wooden patio.

The buildings are family orientated, well managed and maintained, and as a result, enjoy close to 100% occupancy.



# OVERVIEW

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WINDSOR ESTATES AND SHAMROCK TOWNHOMES  
8619-99 AVENUE & 9807-87 STREET, FORT ST. JOHN, BC

## LIST PRICE

\$6,985,000.00

## PRICE PER UNIT

\$139,000.00

## CAP RATE

6%

## REVENUES OF OVER

\$600,000.00

