



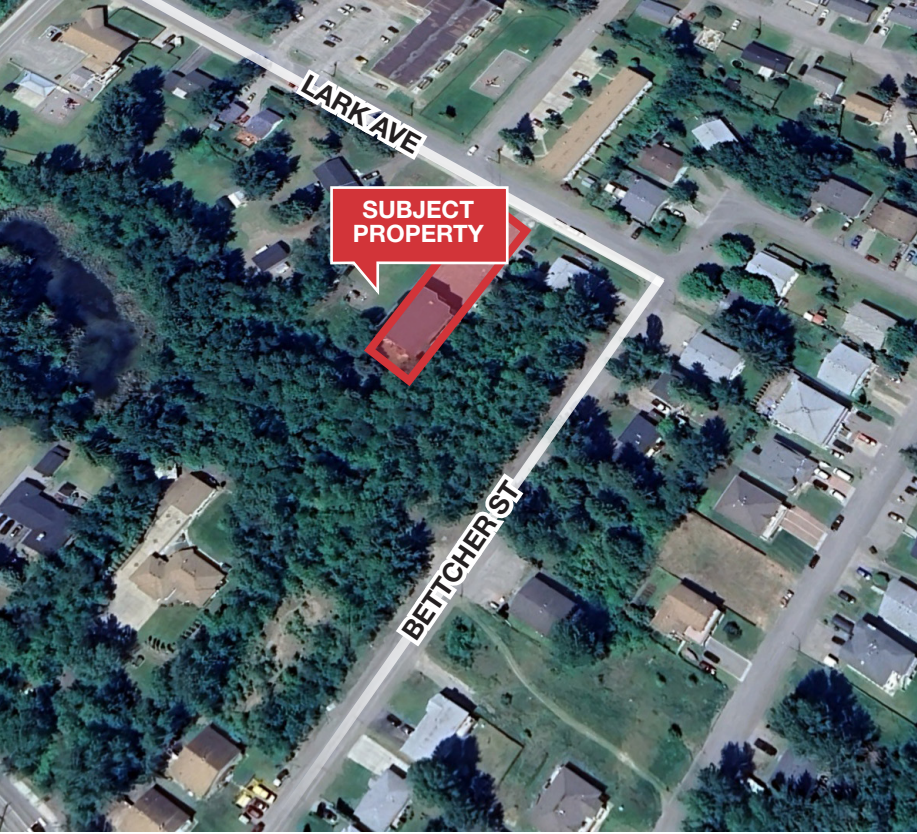
(SL) #1-15 - 1210 Lark | Quesnel, BC

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: 6.6%
- ▶ Surrounded by green space

Price: \$2,150,000 / \$143,300 per unit



#1-15 - 1210 Lark Quesnel, BC

Rent Roll

As of March, 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		

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

6.6%

Year Built

1981

Assessed Value

TBA

Lot Size

24,369 SF

Building Area

12,445 SF

Price

\$2,150,000



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
Expenses ¹	
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

BETTCHER ST

BLAIR ST

ABBOT DR

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