

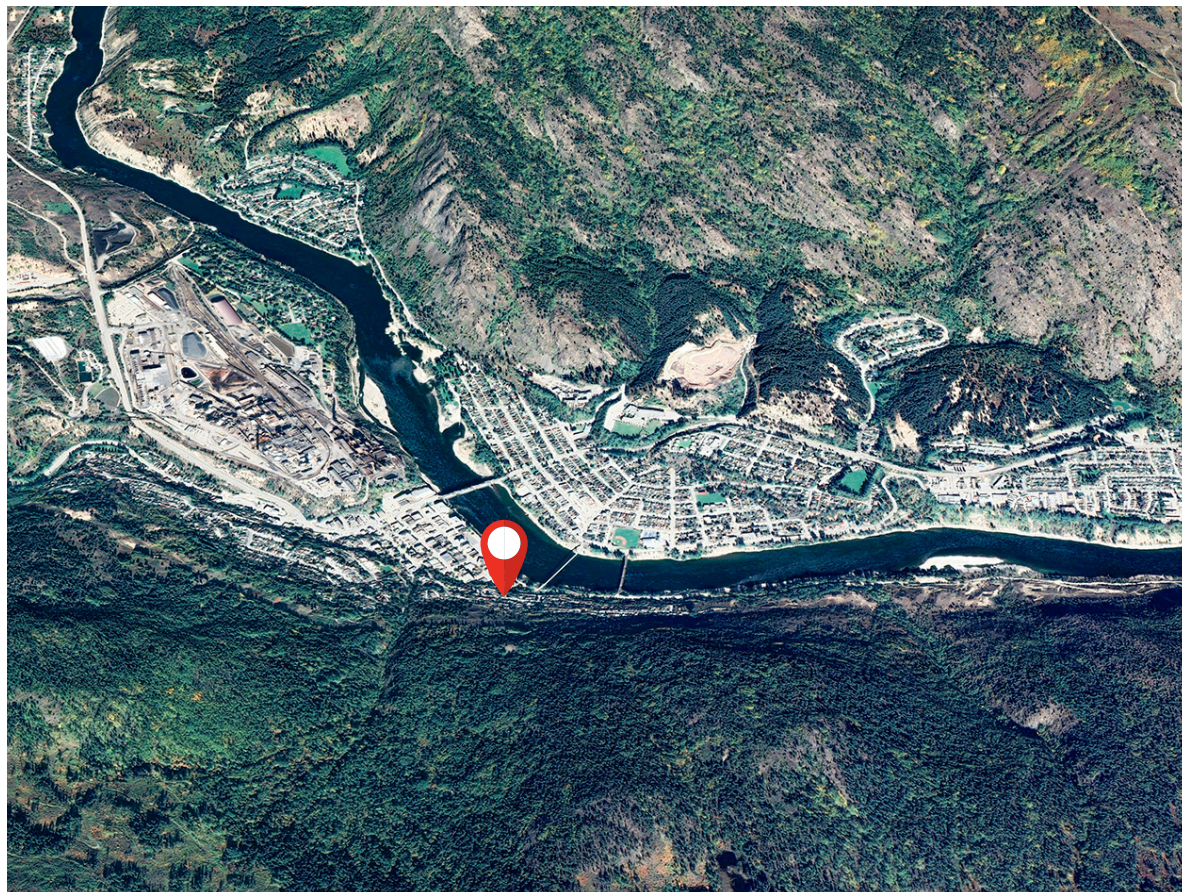
Major Rental Upside

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

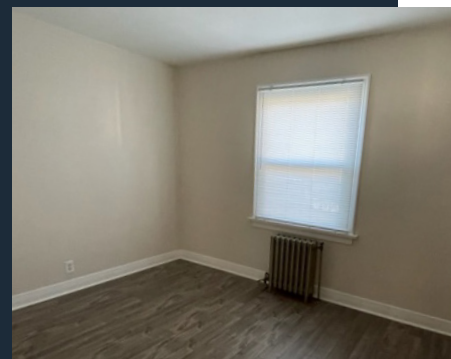
The subject property is strategically situated along Riverside Avenue. While being situated just a short walk from Trail's commercial center, the property is equally close to Jubilee Park and the scenic Columbia River Skywalk. The Trail Aquatic and Leisure Centre is also a 10-minute walk from the property. 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
<b>2</b>	<b>16</b>	<b>4</b>
2-Bedrooms	1-Bedrooms	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

SUITE	TYPE	MONTHLY RENT	POTENTIAL MONTHLY RENT	ANNUAL RENT	POTENTIAL ANNUAL RENT
<b>BUILDING 1</b>					
1	1-Bdrm	\$1,000	\$1,000	\$12,000	\$12,000
2	1-Bdrm	\$593	\$1,000	\$7,116	\$12,000
3	1-Bdrm	\$616	\$1,000	\$7,392	\$12,000
4	1-Bdrm	\$705	\$1,000	\$8,460	\$12,000
5	1-Bdrm	\$548	\$1,000	\$6,576	\$12,000
6	1-Bdrm	\$718	\$1,000	\$8,616	\$12,000
7	2-Bdrm	\$1,175	\$1,175	\$14,100	\$14,100
8	1-Bdrm	\$556	\$1,000	\$6,672	\$12,000
9	1-Bdrm	\$797	\$1,000	\$9,564	\$12,000
10	1-Bdrm	\$546	\$1,000	\$6,552	\$12,000
11	1-Bdrm	\$556	\$1,000	\$6,672	\$12,000
12	1-Bdrm	\$581	\$1,000	\$6,972	\$12,000

SUITE	TYPE	MONTHLY RENT	POTENTIAL MONTHLY RENT	ANNUAL RENT	POTENTIAL ANNUAL RENT
14	2-Bdrm	\$1,015	\$1,175	\$12,180	\$14,100
15	1-Bdrm	\$546	\$1,000	\$6,552	\$12,000
16	1-Bdrm	\$863	\$1,000	\$10,356	\$12,000
17	1-Bdrm	\$929	\$1,000	\$11,148	\$12,000
18	1-Bdrm	\$975	\$1,000	\$11,700	\$12,000
19	1-Bdrm	\$763	\$1,000	\$9,156	\$12,000
<b>BUILDING 2</b>					
1	1-Bdrm	\$1,000	\$1,000	\$12,000	\$12,000
2	1-Bdrm	\$1,081	\$1,100	\$12,972	\$13,200
3	1-Bdrm	\$1,100	\$1,100	\$13,200	\$13,200
4	1-Bdrm	\$1,106	\$1,106	\$13,272	\$13,272
<b>TOTAL</b>	<b>22 Units</b>	<b>\$17,769</b>	<b>\$22,656</b>	<b>\$213,228</b>	<b>\$271,872</b>

Vacant suite

Vacant suite; potential once repaired

## INCOME & EXPENSE STATEMENT

GROSS INCOME	ACTUAL	POTENTIAL
Gross Rental.....	\$213,228	\$271,872
Less Vacancy 1.6% .....	– \$2,559	– \$4,350
<b>Total Gross Income.....</b>	<b>\$210,669</b>	<b>\$267,522</b>

### 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%) .....	\$16,854	\$16,854
Repairs/maintenance & reserves (5%) .....	\$10,661	\$10,661
Water/sewer charges .....	\$2,872	\$2,872
<b>Total Expenses.....</b>	<b>\$76,712</b>	<b>\$76,712</b>

**Total Operating Income ..... \$133,957 \$190,810**

### SUITE BREAKDOWN

20

1-bedroom

2

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

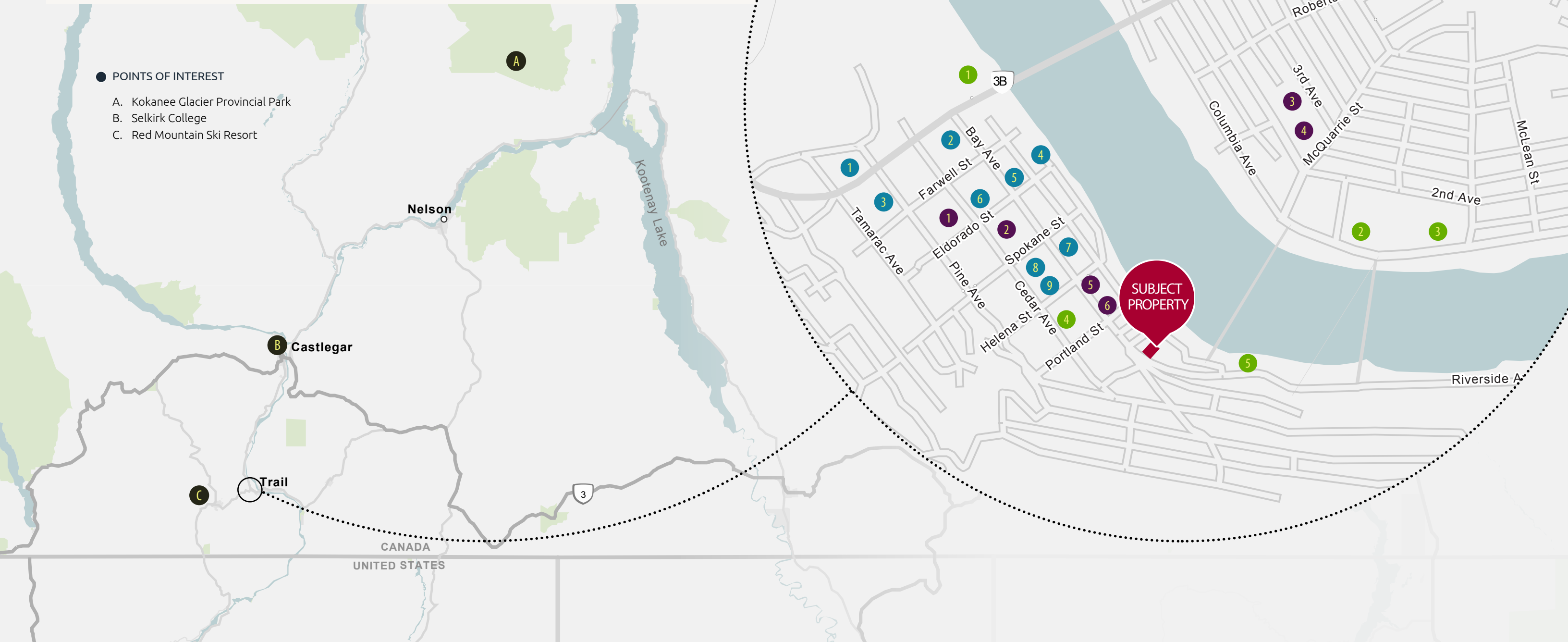
1. J.L. Crowe Secondary High School
2. St. Michael's Catholic School

## 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:

**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.

