

COMMERCIAL



For Sale

45699 Patten Ave. Chilliwack, B.C.

Rick Toor
Personal Real Estate Corporation
604-897-0260

Property Details

22 Unit Apartment Building
-12 One Bedroom Suites
-10 Two Bedroom Suites
0.33 Acres of Land
R6 Zoning



Location



- 3 Blocks West of Downtown Chilliwack and the Algra Brothers Downtown Core Development
- Walking distance to Shopping, Leisure Center, Schools and more!

Detailed Tax Report

Property Information

Prop Address	45699 PATTEN AV	Jurisdiction	CITY OF CHILLIWACK
Municipality	CITY OF CHILLIWACK	Neighborhood	MULTI-FAMILY
Area	CHILLIWACK	SubAreaCode	H91
PropertyID	008-981-698	BoardCode	H
PostalCode	V2P 1S3		

Property Tax Information

TaxRoll Number	092345699	Gross Taxes	\$13,458.39
Tax Year	2019	Tax Amount Updated	06/24/2019

More PIDS
 008-981-698

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWP27755	17			36				

Legal FullDescription
 LOT 17, PLAN NWP27755, NEW WESTMINSTER LAND DISTRICT, DIVISION A

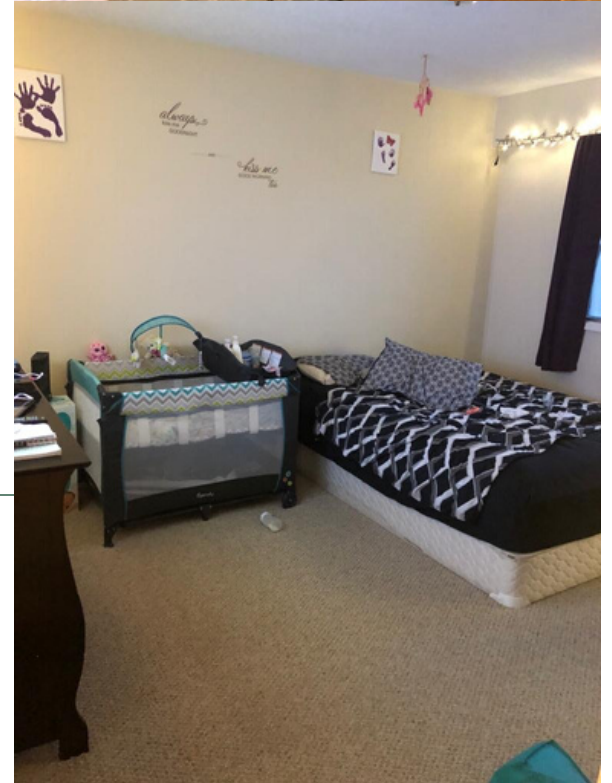
Land & Building Information

Width		Depth	
Lot Size	14742 SQUARE FEET	Land Use	
Actual Use	MULTI-FAMILY (APARTMENT BLOCK)	Zoning	
BCA Description	MULTIPLE RESIDENCE		
WaterConn			
BCAData Update	01/09/2020		

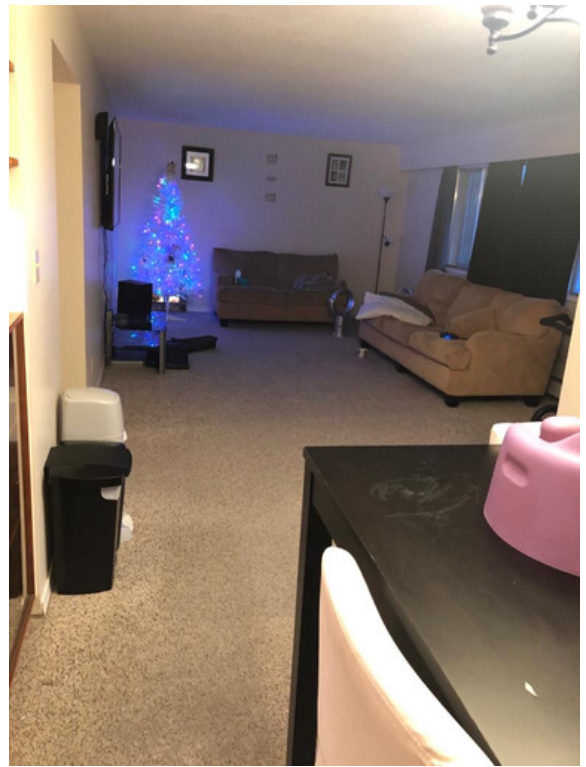
Property Information

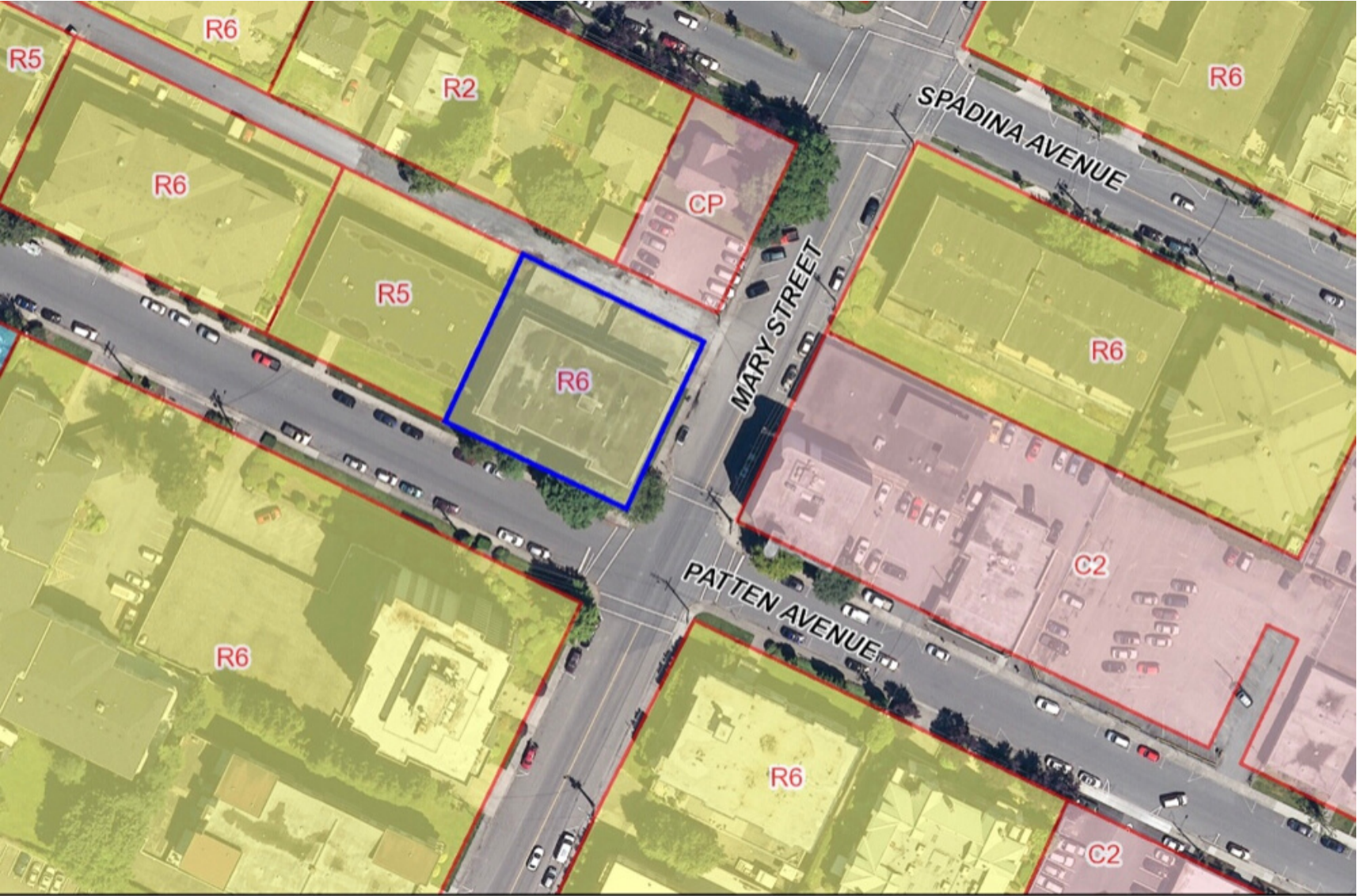
Rent Roll / Proforma

<u>Unit</u>	<u>Type</u>	<u>Rent</u>	<u>Normalized</u>
101	2 bedroom	\$865.00	\$1,100.00
102	2 bedroom	\$754.00	\$1,100.00
103	2 bedroom	\$764.00	\$1,100.00
104	2 bedroom	\$803.00	\$1,100.00
201	1 bedroom	\$736.00	\$875.00 10- 2 beds
202	2 bedroom	\$946.00	\$1,100.00 14- 1 beds
203	1 bedroom	\$770.00	\$875.00
204	2 bedroom	\$754.00	\$1,100.00
205	1 bedroom	\$850.00	\$875.00
206	1 bedroom	\$875.00	\$875.00
301	1 bedroom	\$760.00	\$875.00
302	2 bedroom	\$1,100.00	\$1,100.00
303	1 bedroom	\$608.00	\$875.00
304	2 bedroom	\$862.00	\$1,100.00
305	1 bedroom	\$900.00	\$900.00
306	1 bedroom	\$850.00	\$875.00
401	1 bedroom	\$661.00	\$900.00
402	2 bedroom	\$862.00	\$1,150.00
403	1 bedroom	\$900.00	\$900.00
404	2 bedroom	\$850.00	\$1,150.00
405	1 bedroom	\$754.00	\$900.00
406	1 bedroom	\$900.00	\$900.00
Monthly Rent		\$18,124.00	\$21,725.00 Rents Include Heat
Total Year Rent		\$217,488.00	\$260,700.00
Laundry		\$4,800.00	\$4,800.00
Expenses			
Insurance	10,867.00		
Property Tax	13,458.00		
Repairs and Maint	12,000.00		estimated \$500 per unit
Management	10,874.40		5% of rent
utilities	24,000.00		
vacancy @1.7%	3,697.30		
Total Expense	74,896.70		
<u>Net Income</u>		147,391.30	<u>Potential income</u> \$190,603.30









Zoning

9.10 R6 (HIGH DENSITY MULTI-FAMILY RESIDENTIAL) ZONE

(1) DESCRIPTION

The R6 (HIGH DENSITY MULTI-FAMILY RESIDENTIAL) ZONE consists of land which, owing to its location immediately adjacent to an established commercial area and availability of full services, including community water, sanitary sewer and storm sewer is best suited for high-density multi-family residential development.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) ONE or TWO FAMILY RESIDENTIAL (subject to Special Regulation)
- (b) MULTI-FAMILY RESIDENTIAL
 - (i) apartment block (subject to Section 5.15 (Adaptable Housing) (AB #3221) (AB #3807))
 - (ii) boarding house
- (c) URBAN ANCILLARY USES (subject to Special Regulation)
- (d) ACCESSORY OFF-STREET PARKING
- (e) ACCESSORY HOME OCCUPATION USE (AB#4015)
- (f) CONGREGATE LIVING HOUSING
- (g) SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)

(3) LOT SIZE (minimum)

- (a) 600m² MULTI-FAMILY RESIDENTIAL (4 or fewer du)
- (b) 1000m² MULTI-FAMILY RESIDENTIAL (5 or more du)
- (c) 1000m² CONGREGATE LIVING HOUSING

(4) LOT DIMENSIONS (minimum)

	WIDTH	DEPTH
(a) TWO FAMILY RESIDENTIAL or MULTI-FAMILY RESIDENTIAL (4 or fewer du)	20m	30m
(b) MULTI-FAMILY RESIDENTIAL (5 or more du)	30m	30m
(c) CONGREGATE LIVING HOUSING	30m	30m

9.10 R6 – HIGH DENSITY MULTI-FAMILY RESIDENTIAL) ZONE (continued)

(5) DENSITY (maximum)

- (a) MULTI-FAMILY RESIDENTIAL (apartment) (AB #3221) (AB#4658) 250 du per ha
- (b) CONGREGATE LIVING HOUSING (AB#4658) 250 du per ha

(6) LOT COVERAGE (maximum)

- (a) RESIDENTIAL USE 50%
- (b) URBAN ANCILLARY USES or covered OFF STREET PARKING 15%
- (c) CONGREGATE LIVING HOUSING 60%

(7) FLOOR AREA RATIO (maximum)

- (a) ONE or TWO FAMILY RESIDENTIAL 75%
- (b) MULTI-FAMILY RESIDENTIAL N/A

(8) SETBACKS (minimum distance to)

	FLL	RLL	ISLL	ESLL
(a) MULTI-FAMILY RESIDENTIAL (4 or fewer dwelling units)	6.0	6.0	3.0	6.0
(b) MULTI-FAMILY RESIDENTIAL (5 or more dwelling units)	6.0	6.0	6.0	6.0
(c) CONGREGATE LIVING HOUSING	6.0	6.0	6.0	6.0
(d) URBAN ANCILLARY USE (in association with a one or two-family residential use)	6.0	1.0	1.0	4.5
(e) parking structure not exceeding 3m above grade (in association with a multi-family residential)	6.0	0.0	0.0	4.5
(f) Notwithstanding (a) above, where a structure for multi-family use has a private amenity area adjacent to an ISLL, the required minimum setback to the structure shall be no less than 4.5m.				
(g) Notwithstanding (b) and (c) above, the required setback to an ISLL shall increase by 0.75m per storey beyond the third storey level to a maximum of 9m.				

9.10 R6 – HIGH DENSITY MULTI-FAMILY RESIDENTIAL) ZONE (continued)

(9) SITING

- (a) Where more than one structure for residential use is sited on a lot or with a "strata" development, each storey of said structure shall be separated from the corresponding storey of the adjacent structure by a distance not less than the setback applicable to the orientation of the structure multiplied by a factor determined by the relative storey as follows:

(i)	1 st storey	1.5
(ii)	2 nd storey	1.75
(iii)	3 rd storey	2.0

(10) BUILDING HEIGHT (maximum)

- (a) *apartment MULTI-FAMILY RESIDENTIAL* 25m(AB #3221)
 (b) CONGREGATE LIVING HOUSING 25m
 (c) covered PARKING 6m

(11) OFF-STREET PARKING (minimum)

- (a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW;
 (b) Shall provide at least the following minimum number of spaces:
 (i) 1.5 spaces per apartment dwelling unit (AB #3221)
 (ii) 0.75 spaces per CONGREGATE LIVING HOUSING unit
 (iii) 1 space per five (5) dwelling units (accessible to the public and designated as "visitor parking"), where an equivalent number of on-street parking spaces are unavailable on a road abutting the property

(12) OFF-STREET LOADING (minimum)

- (a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW;
 (b) Shall provide at least the following number of spaces:
 (i) CONGREGATE LIVING HOUSING 1 space

(13) AMENITY AREA(minimum)

- (a) Shall be developed in accordance with the requirements of Section 5.02 of this BYLAW.
 (b) A private amenity area not less than 15m² in area and having minimum dimensions of not less than 3m shall be provided for and contiguous to each ground oriented dwelling unit;
 (c) A private amenity area not less than 5m² in area and having minimum dimensions of not less than 1.5m shall be provided for and contiguous to each dwelling unit;

9.10 R6 – HIGH DENSITY MULTI-FAMILY RESIDENTIAL) ZONE (continued)

- (d) A common amenity area of not less than 200m² and a minimum dimension of not less than 6m shall be provided for all multi-family uses with more than 10 units.
 (e) A storage locker developed in accordance with Section 5.02(5) shall be provided for each Multi-Family dwelling unit.
 (f) For CONGREGATE LIVING HOUSING development, at least 20 percent of the total residential building space shall be devoted to Common Facility Use and indoor common amenity area.

(14) FENCING, SCREENING & LANDSCAPING

- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this Bylaw.

(15) SIGNS

- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

(16) SPECIAL REGULATIONS

- (a) Notwithstanding (3) & (4) above, where bare land strata lots are created within a strata development, the number of strata lots shall be determined on the basis of the overall strata development, while the strata lot size and dimensions shall be equivalent to the "siting area" as defined in (9) above.
 (b) URBAN ANCILLARY USES shall be limited to:
 (i) gardening and recreational activities;
 (ii) household storage and maintenance;
 (iii) the keeping of household pets not exceeding 3 in number;
 (iv) the off-street parking of licensed motor vehicles in association with the RESIDENTIAL USE;
 (c) Any structure occupied by a RESIDENTIAL USE shall not have an overall dimension of less than 6m excluding additions and projections.
 (d) Common Facility Use in a CONGREGATE LIVING HOUSING development shall include communal dining rooms, communal kitchens, common recreation or leisure areas, communal workshops, indoor swimming pools, jacuzzis and similar facilities. (AB#4015)
 (e) The qualification of a residential development as a CONGREGATE LIVING HOUSING use shall be conditional on the applicant's entering a housing agreement with the District under Section 905(2) of the *Local Government Act*, which specifies the group(s) of residents to be

9.10 R6 – HIGH DENSITY MULTI-FAMILY RESIDENTIAL) ZONE (continued)

- (f) A ONE or TWO FAMILY RESIDENTIAL USE shall only be permitted on lots that are either smaller than the minimum lot size of the zone or less in dimension than the minimum required for a MULTI-FAMILY USE.

Where a ONE FAMILY RESIDENTIAL USE is permitted, the development and uses shall conform to the R3 (SMALL LOT ONE FAMILY RESIDENTIAL) ZONE. Where a TWO FAMILY RESIDENTIAL USE is permitted, the development and uses shall conform to the R3-A (SMALL LOT TWO FAMILY RESIDENTIAL) ZONE. (AB #3850)

Contact Rick

Asking \$3,299,000

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