

\$1,150,000 - 1205 3rd Avenue, Prince George

MLS® #C8073039

\$1,150,000

0 Bedroom, 0.00 Bathroom, 9,795 sqft

Multi-family on 0.70 Acres

N/A, Prince George, British Columbia

Rarely will you find such a combination of location, quality renovation, and income potential at this price point. This fully renovated mixed-use building is ideally positioned at the corner of 3rd Avenue and Dominion Street in downtown Prince George. Completely updated in 2016/17, including electrical, mechanical, roof, windows, and interiors, with a new fire panel installed in 2022. The property is in excellent condition and offers stable income with long-term commercial tenants. Currently generating over \$11,000/month in rental income with a cap rate exceeding 6%. Prince George continues to grow as a regional hub supported by a strong and diverse economy in healthcare, retail, manufacturing, construction, natural gas, mining, forestry, and education. A solid, turn-key investment ready to deliver consistent returns for years to come. (id:6289)

Built in 1948

Essential Information

Listing #	C8073039
Price	\$1,150,000
Bathrooms	0.00
Square Footage	9,795
Acres	0.70
Year Built	1948
Type	Multi-family



Community Information

Address	1205 3rd Avenue
Subdivision	N/A
City	Prince George
Province	British Columbia
Postal Code	V2L3E6

Amenities

Utilities	Cable
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Interior

Cooling	Central air conditioning
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Listing Details

Listing Office	Royal LePage Global Force Realty
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