

FOR SALE

Marcus & Millichap
MCEVAY | BLAIR
MULTIFAMILY GROUP

STRATA PLACE

10012 3 Street, Dawson Creek, BC

*36 UNIT STRATIFIED APARTMENT BUILDING, LOCATED IN THE
GROWING MARKET OF DAWSON CREEK.*



SALIENT DETAILS

ADDRESS
101-312, 10012 3 Street, Dawson Creek, BC

PID
Individual Unit PIDs

36 UNITS
1-Bachelor, 13-1 Bedroom, 22-2 Bedroom

LOT SIZE
80,127 sf

NET RENTABLE SF
26,729 sf

YEAR BUILT
1979

ZONING
RM-2

CONSTRUCTION
3 Storey Wood-Frame

LAUNDRY
3 Sets of Coin-Operated Washers & Dryers

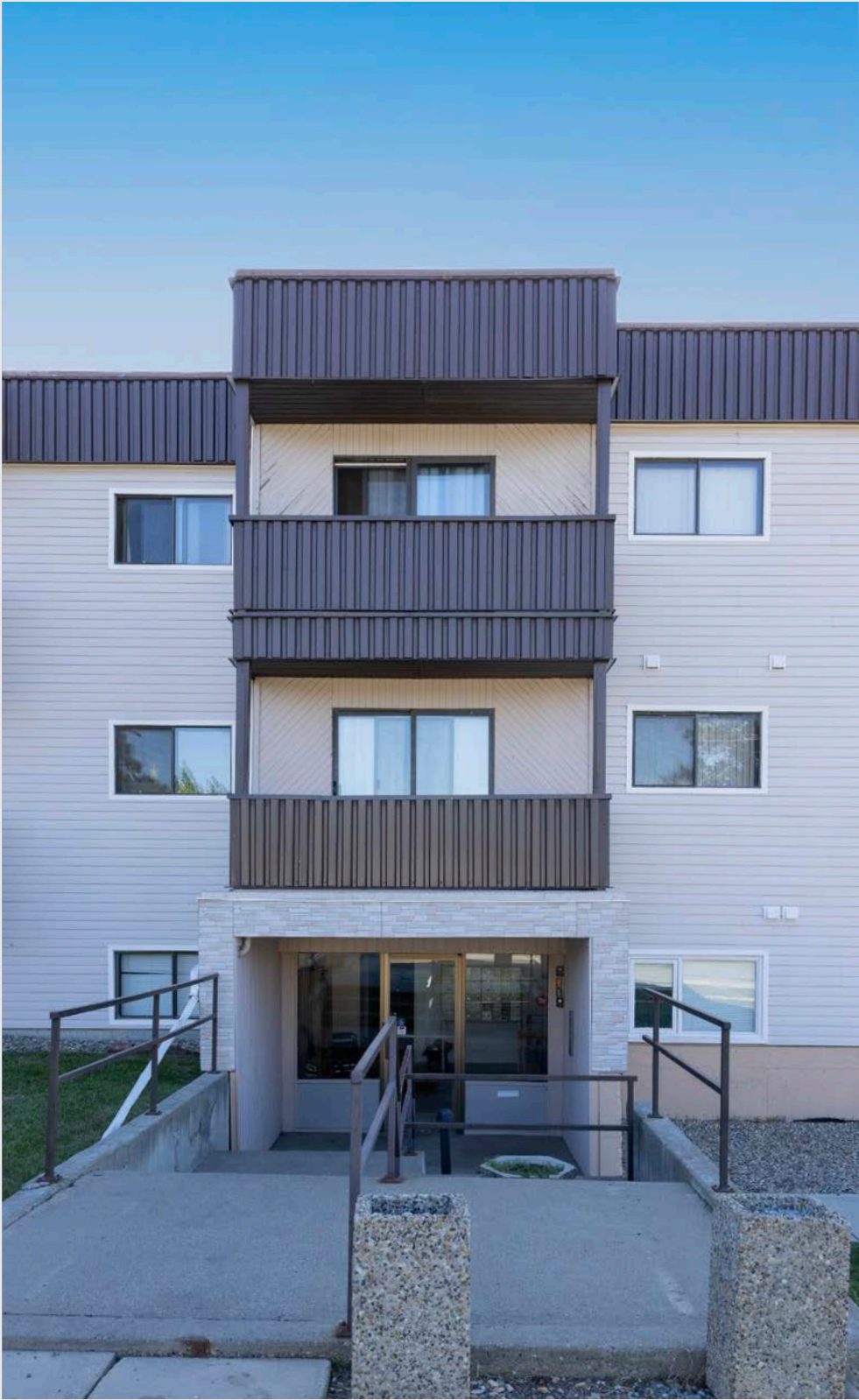
STABILIZED NOI
\$163,825

CAP RATE
5.46%

LIST PRICE
\$3,000,000

OFFERING PROCESS
Access to the online data room is available upon execution of the digital Confidentiality Agreement.

CA & DATA ROOM



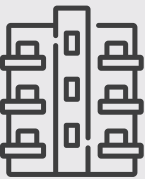
INVESTMENT HIGHLIGHTS



Conveniently located in the growing market of Dawson Creek close to shopping, transit, and amenities. The Property offers a strong going-in cap rate which will assist with favourable lending options.



Each unit is individually metered. Tenants pay for their own heat, hot water, and electricity. Heat is provided by way of electric baseboards and each unit has its own hot water tank. The property also features electrical plug-ins for cars.



The Building is strata-titled providing flexibility to ownership in the future.



Well maintained with a new roof installed in 2018, new ceramic flooring in hallways, and ongoing replacement of hot water tanks, appliances, carpet, and tile.



CAFES

1. Starbucks
2. Tim Hortons
3. beans&barley

SHOPPING

1. Dawson Co-op Food Store
2. BCLIQUOR
3. Safeway
4. Walmart Supercentre
5. Canadian Tire
6. No Frills
7. Save-On-Foods
8. Shoppers Drug Mart

DINING/ENTERTAINMENT

1. Magic Lantern Theatre
2. Post & Row Eatery & Brewing
3. Browns Socialhouse
4. A&W Canada
5. Boston Pizza
6. Mr. Mikes Steakhouse
7. New Tokyo Sushi
8. Subway

RECREATION

1. Kin Park
2. Dawson Creek Public Library
3. Hillcrest Park
4. South Peace Community Multiplex

SOUTH PEACE ELEMENTARY SCHOOL

DAWSON CREEK SECONDARY CENTRAL CAMPUS

DAWSON CREEK REGIONAL AIRPORT





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