

**2572 & 2575 Kingsway**  
Vancouver, BC V5R 5H2



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**\$4,849,000**

**8 Bedrooms | 10 Bathrooms | 6,676 Sqft**

Legal: LOT 15 EXCEPT: FIRSTLY; PART IN REFERENCE PLAN 2407, SECONDLY; PART IN EXPLANATORY PLAN LMP18071, BLOCKS 1 AND 2 DISTRICT LOT 52 PLAN 2007 PID: 014-122-791 Taxes: \$16,924.30 (2021) PRICE: \$4,849,000 MAIN FLOOR: 26 X 34 Laundry 22 X 18 Dry Cleaning 38 X 30 Covered parking TOTAL MAIN +/- 2,420 Sq. Ft. UPPER FLOORS (2nd & 3rd Floor): Eight 1 Bedroom Apartments (+/- 532 Sq. Ft. Per unit & 4 Apartment Suites per floor) FOUNDATION: Pour in Place Concrete FRAME: 2nd & 3rd floor solid filled concrete block party walls, interior and exterior wood frame TRUSS: Wood ROOF: 2 Layers Torch on Membrane Roof WALLS: Interior: painted drywall and painted masonry EXTERIOR: Hardy Siding over concrete block, brick with concrete window lintels CEILINGS: Painted drywall on 2nd & 3rd floors and all interior units FLOORS: Ceramic Tile in Apartments and carpeted hallways WINDOWS: Thermo pane, Aluminum sash (double paned) ELECTRICAL: 400 Amp main, upper units 100 amps each HEATING: HVAC Main, Electric baseboard upper floors PLUMBING: One 2 Piece Bath main in CPU, Upper Apartments each have one 4 Piece Bath & 40 gallon electric hot water tank At rear and on street

\*\*\*MAIN FLOOR COMMERCIAL BUSINESS IS AVAILABLE AS SEPARATE SALE IF INTERESTED\*\*\*



**Don Munro**

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Sutton Group - West Coast Realty

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