



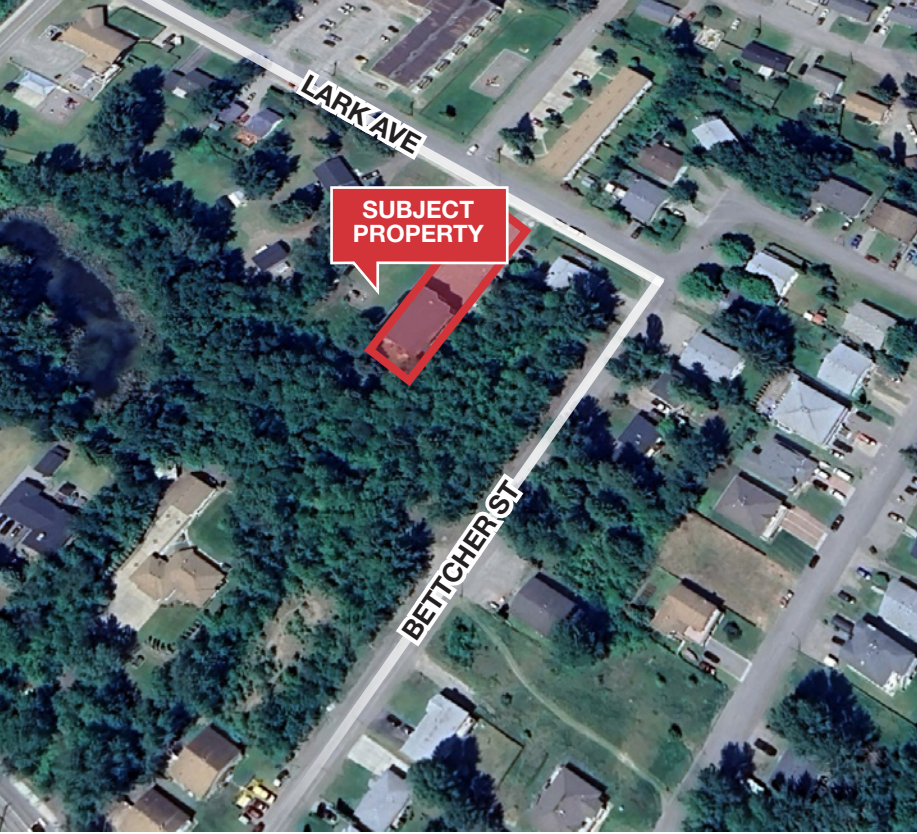
**(SL) #1-15 - 1210 Lark** | Quesnel, BC

## **FOR SALE** | Strata Apartment Buildings

### **15-Unit Apartment Building**

- ▶ Prime quality 15-unit apartment building
- ▶ Located on a quiet street
- ▶ Close to amenities
- ▶ Excellent ownership and Strata management
- ▶ Property may have additional development lands
- ▶ Separate metering of services
- ▶ Cap Rate: 6.6%
- ▶ Surrounded by green space

**Price: \$2,150,000 / \$143,300 per unit**



## Property Details

### Legal Description

Strata Lot 1-15 District Lot 1229  
 Cariboo District Strata Plan BCS2846  
 Together With an Interest in the  
 Common Property in Proportion to the  
 Unit Entitlement of the Strata Lot as  
 Shown on Form V

### Zoning

RM-2 3 Multi-Unit Residential (Medium  
 Density)

### Gross Income (2025)

\$191,100

### Net Income

\$142,005

### Cap Rate

6.6%

### Year Built

1981

### Assessed Value

TBA

### Lot Size

24,369 SF

### Building Area

12,445 SF

### Price

\$2,150,000

## #1-15 - 1210 Lark Quesnel, BC

### Rent Roll

As of March, 2026

Unit #	Rent	Roll #	Strata Area (sq. ft.)
101	\$1,000	0004654.010	733
102	\$1,200	0004654.020	733
103	\$900	0004654.030	409
104	\$975	0004654.040	758
105	\$650	0004654.050	566
201	\$1,000	0004654.060	733
202	\$1,200	0004654.070	733
203	\$1,000	0004654.080	566
204	\$1,000	0004654.090	758
205	\$1,000	0004654.100	566
301	\$1,000	0004654.110	733
302	\$1,200	0004654.120	733
303	\$1,000	0004654.130	566
304	\$1,100	0004654.140	758
305	\$1,200	0004654.150	566
<b>Total</b>	<b>\$15,425</b>		



## Income Statement

### 1210 Lark Avenue

Revenue	
<b>Base Rental Income</b>	
Residential Income	\$185,100
<b>Total Base Rental Income</b>	<b>\$185,100</b>
<b>Other Rental Income</b>	
Laundry Income	\$6,000
<b>Total Revenue</b>	<b>\$191,100</b>
Expenses <sup>1</sup>	
<b>Non-Recoverable Expenses</b>	
Insurance Expense - Non Recoverable	\$10,000
Management (5%)	\$5,161
Property Taxes - Non Recoverable	\$12,650.64
Repairs & Maintenance - Non Recoverable (est.)	\$4,500
Water and Sewerage	\$8,384
Utilities & Refuge - Non Recoverable	\$8,400
<b>Total Non-Recoverable Expenses</b>	<b>\$49,095</b>
<b>Net Income</b>	<b>\$142,005</b>

<sup>1</sup> Expenses to be verified in due diligence period.





1210 LARK AVENUE

LARK AVE

BAITY AVE

BETTCHER ST

BLAIR ST

ABBOT DR

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**NAI**Commercial

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