

**Behroyan & Associates Real Estate  
Services Ltd.**

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**1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9**

**6438 6440 DOUGLAS STREET, West Vancouver, BC, V7W 2G2, Canada**

**MLS®# R2872043**



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<b>Property Value</b>	\$2,998,000
<b>Type</b>	Duplex
<b>Parking</b>	5+ cars
<b>Year Built</b>	1967
<b>Taxes</b>	3,994.73
<b>Living Area</b>	2,010 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2 full

### Description

FULL duplex property 2 UNITS! Great revenue income! Total 2 kitchens, 2 sets of laundry, 3 bedrooms and 2 bathrooms, with water views. Full Duplex 2 units side by side in Horseshoe Bay Village, land is 50' feet by 122', total 6,100sqft, frontage is 50 feet, interior 2,000+sqft with 8-10 private parking spots. Walk to HSB beach and B.C. Ferry Terminal. Two bedrooms on top floor, one bed and 1 bath in lower level great as income helper. BIG backyard for entertainment, huge deck with water views. Land assembly potential. Lots of parking front driveway and back lane, good revenue property. Downtown Horseshoe Bay zoning possibly changed to multi family townhouses and density increased to FSR/FAR 1, See HSB West Van website. Fully Tenanted property, need an appointment!



