

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

Phone:
Mobile: 604-716-0005
Fax: 604-281-3343
Email: naz@behroyan.ca

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

704 E 4th Street, North Vancouver, BC, V7L 1K2, Canada

MLS®# R2524286



Image not found or type unknown

Property Value	\$1,699,000
Type	House
Basement	Full
Parking	2 Car Garage; 4 Total
Year Built	1965
Taxes	4,155.23
Living Area	2,200 sq.ft.
Lot Frontage	50 ft
Lot Depth	137 ft
Lot Size Area	6,850 sq.ft.
Bedrooms	4
Bathrooms	2 full & 2 half

Description

Beautiful south facing corner lot with an incredible investment opportunity. Amazing views of the ocean, city, mountains, and downtown Vancouver. Located in the desirable Queensbury area, this property has been well cared for. 2 bedrooms upstairs and 2 bedrooms downstairs, making this a great mortgage helper or opportunity to build a new home. Wonderful tenants that would love to stay. Within walking distance of Brooksbank and Sutherland school catchment, transit steps away and a few steps away from Lower Lonsdale.



