

# 6438-6440 Douglas Street, West Vancouver

\$2,388,000



FULL duplex property, 2 UNITS! Great revenue income! Total 2 kitchens, 2 sets of laundry, 3 bedrooms and 2 bathrooms total, with water views. Full Duplex 2 units side by side in Horseshoe Bay Village, land is 50feet by 122', total 6,100s.f. Living space over 2,000sf with 8-10 private parking spots. Walk to HSB Village and B.C. Ferry Terminal. Two bedrooms on top floor and one bedroom and 1 bathroom in lower side level great as income helper, both units have long term tenants. A great size back yard for entertainment, huge deck w/water views. Lots of parking in front driveway & back lane, good revenue property. Future Potential for land assembly. Horseshoe Bay is currently in process of OCP changes and density increase, see HSB West Van website. Fully Tenanted property, need an appointment!

## KEY INFORMATION

MLS® R2526124

Multifamily

Horseshoe Bay

3 Bedrooms

2 Bathrooms

2,010 SF

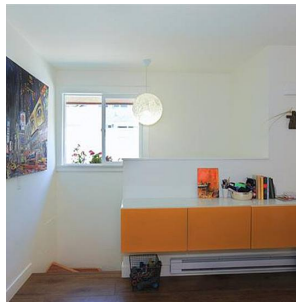
6,100 SF Lot

## FEATURES

Year Built: 1967

Views: WATER, OCEAN MARINA, MTN

Listed By: Behroyan & Associates Real Estate Services



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