



FOR SALE | 275 BOYD STREET



PARADIGM GROUP  
Commercial Real Estate Services

QUESNEL, BRITISH COLUMBIA



# FOR SALE |

## 12-UNIT APARTMENT BUILDING IN QUESNEL, BRITISH COLUMBIA

|                             |                                                |
|-----------------------------|------------------------------------------------|
| <b>Civic Address</b>        | 275 Boyd Street, Quesnel, BC                   |
| <b>PID</b>                  | 003-682-358 & 003-682-382                      |
| <b>Lot Size</b>             | 12,000 SF                                      |
| <b>Current Improvements</b> | 12-Unit Apartment Building                     |
| <b>Year Built</b>           | 1967                                           |
| <b>Zoning</b>               | RM-2 – Multi-Unit Residential (Medium Density) |
| <b>Suite Mix</b>            | 6 x One-Bedroom<br>6 x Two-Bedroom             |
| <b>Property Taxes</b>       | \$6,237 (Actual 2025)                          |
| <b>Stabilized NOI</b>       | \$103,135                                      |
| <b>Asking Price</b>         | \$1,400,000                                    |



# INVESTMENT HIGHLIGHTS |

- Accessible acquisition price of \$1,400,000 (\$116,667 per unit) offering exceptional relative value within British Columbia's interior multifamily market.
- Attractive NOI of \$103,135 equating to a 7.37% capitalization rate.
- Compelling CMHC MLI Select financing opportunity enabling acquisition with as little as \$70,000 in equity (5% down), and a projected 41% return on equity.
- Quesnel's forestry-anchored economy and constrained purpose-built rental supply create durable, long-term demand for well-located multifamily assets in one of BC's established interior resource communities.





275 Boyd Street is situated in a residential neighbourhood within the City of Quesnel, British Columbia, offering tenants convenient access to the City's downtown core, schools, and essential community services. Quesnel is located in the Cariboo region of central British Columbia at the confluence of the Quesnel and Fraser Rivers, serving as a regional commercial and service hub for surrounding communities across the broader Cariboo.

## QUESNEL, BC



Quesnel's economy is anchored by a well-established forestry sector, with major sawmill and lumber processing operations providing stable, well-paid industrial employment to a significant portion of the local workforce. This resource-sector foundation creates consistent and durable demand for rental housing among mill workers, skilled tradespeople, and the broader service-industry population that supports these operations.

Beyond forestry, Quesnel benefits from employment in healthcare, education, and public administration, providing a degree of economic diversification that has helped insulate the local rental market from periods of commodity-cycle softness.

For investors seeking exposure to BC's interior multifamily market, Quesnel offers an accessible entry point relative to larger urban centres, with meaningful cash flow supported by a stable and diversified employment base and limited purpose-built rental supply.







275 Boyd Street presents a three-storey, 12-unit apartment building offering investors a stable, income-producing asset in Quesnel's established residential market. The building features functional suite layouts suited to the long-term tenant base that characterizes the Quesnel rental market.

The building exterior is finished in stucco, with private balconies provided for each second and third-floor unit. The property is framed by mature trees and includes on-site surface parking for tenants. The roof is comprised of a two-ply, torched-on membrane which was replaced in 2018.

Suite interiors feature laminate flooring throughout with electric baseboard heating. Kitchens include ceiling fans, tile wall accents, and white appliances. Bathrooms have been fitted with updated tub surrounds, maintaining a clean and functional appearance that supports tenant retention. Suites have been upgraded with individual breaker panels, each equipped with 100-amp electrical service.

Common areas present a functional and well-maintained profile, with carpeted hallways and tiled wall panels throughout. The building entry features a glass-panel vestibule providing a clean and secure first impression for prospective tenants. Shared laundry facilities are available onsite that are owned by the building, offering further income streams.





For more information, please contact

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