

1322 ADANAC STREET
VANCOUVER, BC



3,835 SF LOT
CLARK DRIVE/VENABLES INDUSTRIAL AREA
REDEVELOPMENT SITE WITH HOLDING INCOME

FOR SALE



FRONT VIEW



REAR VIEW

GREG MILES
INDUSTRIAL SALES AND LEASING
604.640.5814
greg.miles@ca.cushwake.com

CRAIG BALLANTYNE
PERSONAL REAL ESTATE CORPORATION
604.608.5928
craig.ballantyne@ca.cushwake.com

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Redevelopment Site with Holding Income

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LOCATION

The subject property is located one half block east of Clark Drive between Venables Street and Hastings Street. Clark Drive is the principal north south commercial arterial route providing easy access to Port of Vancouver to the north and the US Border to the south. Venables Street provides direct access to the city core and all points East including the Trans Canada Highway are easily accessed via 1st Avenue.

LEGAL DESCRIPTION

Lot G, Block 23, Plan #VAD1227, DL 182

ZONING

I-2 (Allows for a wide range of light industrial uses and provides for a maximum FSR of 3.0 and 18.3 meters{60'} in height).

LOT SIZE

Frontage	31.44'
Depth	122'
TOTAL AREA	3,835 SF

SITE FEATURES

- Fenced paved yard
- Entire site is surrounded by high security fencing
- Rear 60' of property is level and paved
- Rear entrance has a large rolling gate

IMPROVEMENTS

The property is improved with a ±735 sf 2 bedroom single story home with low ceiling and storage space below.

ASSESSED VALUES (2013)

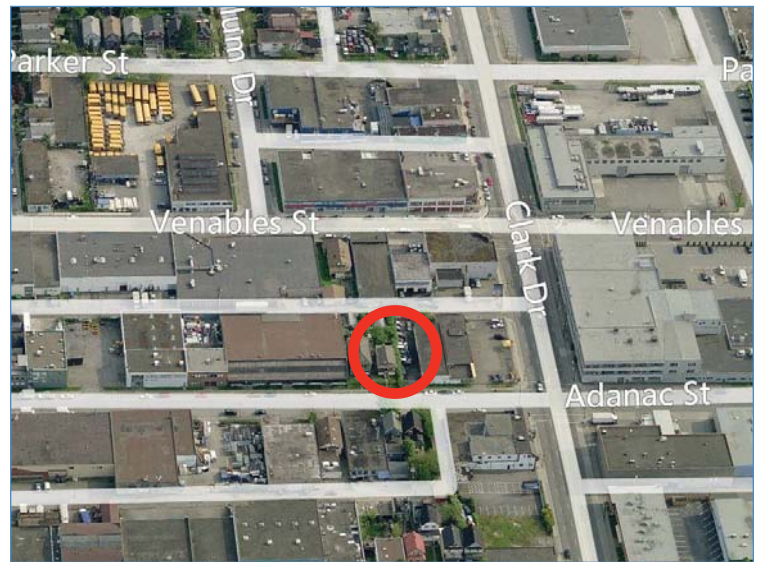
Land	\$460,000
Improvements	\$122,000
TOTAL	\$582,000

GROSS TAXES (2013)

\$3,148.97

ASKING PRICE

\$750,000



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