



Investment/ Development Opportunity

441-445 West 6th Avenue,
Vancouver, BC

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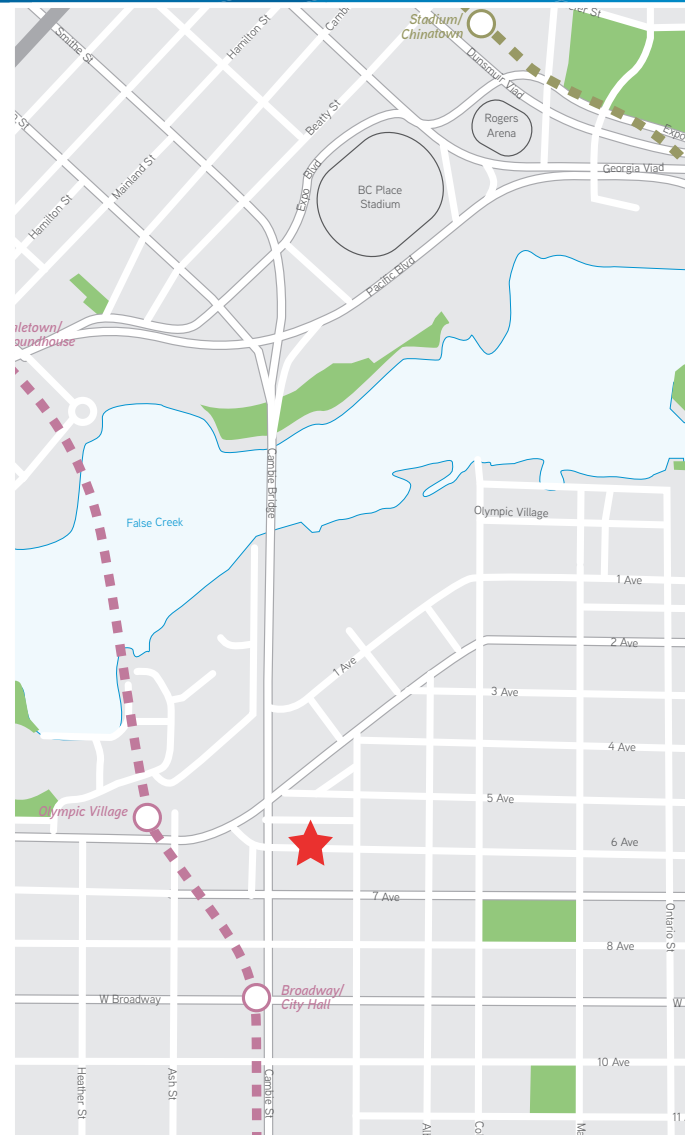
PROPERTY HIGHLIGHTS

- > Opportunity to purchase a mid-block retail/office property with strong redevelopment potential
- > Located just blocks away from Olympic Village, the Cambie Bridge, and Canada Line rapid transit
- > Easy access to Downtown Vancouver
- > New condo developments in the immediate area expose the property to a large number of local residents and shoppers
- > Redevelopment potential available with C3-A mixed-use zoning
- > Excellent owner/user building.

FOR SALE > INVESTMENT/DEVELOPMENT OPPORTUNITY

Municipal Address:	441-445 West 6th Avenue, British Columbia		
Legal Address:	Lot 13 Block 12 District lot 302 Plan 5832 PID: 011-068-281		
Location:	Located mid-block on West 6th Avenue between Cambie Street and Yukon Street, just steps away from the Olympic Village Canada Line station		
Site Dimensions and Area	49.5 feet width 122 feet depth 6,039 SF		
Improvements:	The Property is improved with a two-storey retail and office building constructed in 1994 with 8 at-grade parking stalls and one loading bay.		
Tenancy and Lease Information	Skyland Travel leases the entire building and Moving Media Group subleases Unit 201. The rental rate is \$18.01/SF for a total of \$108,684 per year. Lease expiry November 2013.		
Rentable Area:	6,035 SF		
Zoning	C-3A, providing for a range of uses including retail, office and residential. Maximum 3.0 FSR with potential of heritage density transfer.		
Property Taxes (2012):	\$42,561		
Assessed Value:	Land	\$2,848,000	
	Improvement	<u>\$14,600</u>	
	Total	\$2,862,600	
Net Operating Income (2014)	\$93,605		
Asking Price	\$3,750,000		

SITE PLAN



CONTACT US

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