

FOR SALE > INVESTMENT PROPERTY WITH REDEVELOPMENT POTENTIAL



899 Kingsway

VANCOUVER, BC

Price Reduced



## Investment Highlights

- > High exposure property along sought after Kingsway corridor
- > Desirable C-2 zoning (mixed use)
- > Prime corner location
- > Currently improved with a two-storey building occupied by a Belron Canada dba Broco Auto Glass, providing strong income
- > Current revenue is \$88,604 per annum

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Civic Address: 899 Kingsway, Vancouver, BC

Legal Address: Lot 10, Block 90, District Lot 301, Plan 187, Land District 36  
Parcel Identifier: 008-627-436

Location: The Property is situated on the northwest corner of Kingsway and St. Catherines Streets - located along one of the busiest arterials in Metro Vancouver.

Site Area: The site is irregular shaped with approximately 50 feet of frontage along Kingsway and 122 feet of depth. Total site area is 5,557 SF.

Traffic Counts: Approximately 50,600 annual average daily vehicle traffic.

Improvements: The property is improved with a one and a half storey building occupied by Belron Canada dba Broco Auto Glass and a residential tenant on the 2nd floor. Approximate building area is 3,380 SF.

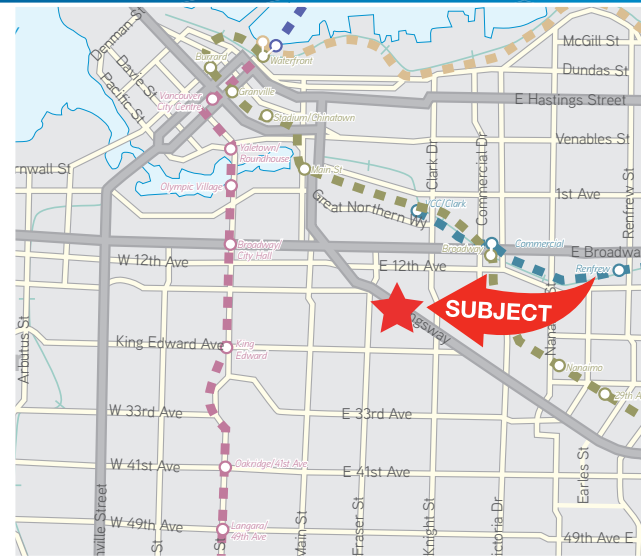
Current Zoning: C-2 (Commercial), which provides for redevelopment up to a maximum permitted density of 2.5 FSR

Assessment (2014):	Land	\$1,414,000
	Improvements	\$7,500
	Total	\$1,421,500

Gross Taxes (2013): \$19,991.32

Net Income (2014): \$88,604

Asking Price: \$2,000,000 ~~\$2,150,000~~



## SITE PLAN



## CONTACT US

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