

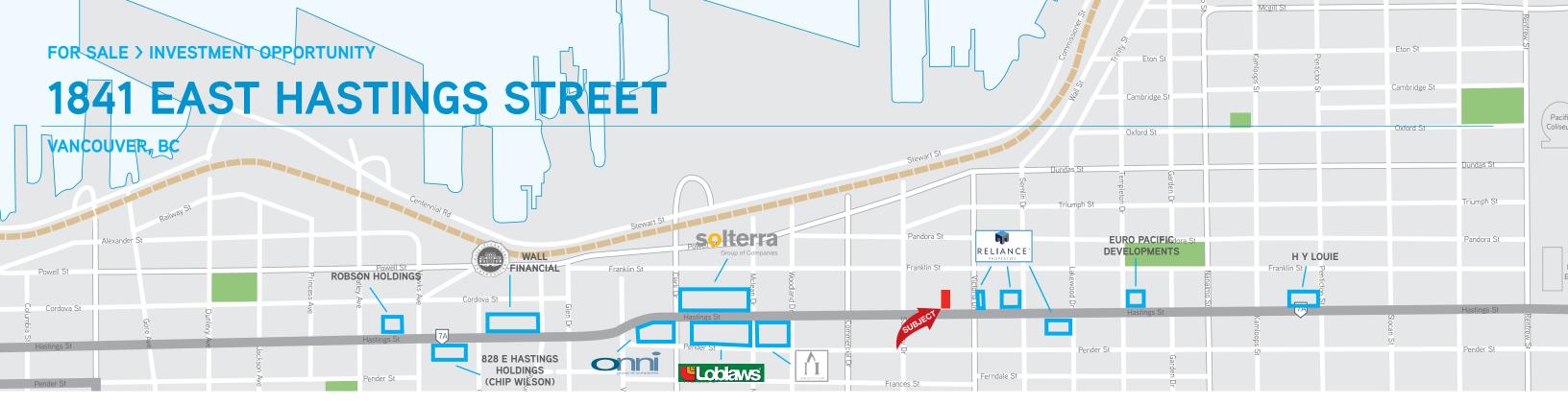
COLLIERS INTERNATIONAL

200 Granville Street, 19th Floor Vancouver, BC V6C 2R6 604 681 4111

www.collierscanada.com
*Personal Real Estate Corporation

CASEY POLLARD* 604 692 1440 VANCOUVER, BC casey.pollard@colliers.com

OLIVER OMI 604 692 1465 VANCOUVER, BC oliver.omi@colliers.com



	SALIEN	IT FACTS		1832	88	444	£ 1 2	<u>8</u>	1862	88	323	
Civic Address:	1841 East Hastings Street					425 700 700 700 700 700 700 700 700 700 70	++++	122.05	-	124.05		
Legal Address:	PL VAP180, LT A, BLK E, DL 183, LD 36 Group 1, (SEE					575	<u>v</u>	55		124	122	1
	334511L) OF LOT	4.		981m		E G	48. <u>1</u> . 48	1+ 14.664	B.		2	
PID:	015-661-504			981m E 6 48.14 48.14 14.66 48 18.14			724.1	+ + 124.05	Drive			
Site Area:	11,832 SF						₩ .	1895	1895	1895	Victoria Dr	
Zoning:	MC-2)09m			96.2+	14 57-	40.4	40.4		
Taxes:	\$28,664.52			009m 96.2+ 14.57m 48.1+ 48.1+ 48.1+					6			
Assessment (2012):	Land: \$1,799,000			1800 E Hastings St								
	Improvement:	\$6,000										
	Total:	\$1,805,000					58.708n	1		43.026m	7.47	1
Building Area:	4,788 SF (estimate) 1973				8					'&		Victoria Drive
Year Built:				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	+	m8	1836	E,	E			
Asking Price:	\$2,600,000					37.228m	58.753m	37.25m		44.064m %		36.267m 400
				65 907	m			·			n	

Location Highlights	 Exposure along East Hastings Street Close proximity to several new large scale mixed-use developments
	> Strong demand in the area exhibited by investors and developers alike
Property Highlights	 > Fully leased with early termination clause > Escalating net rents > Ongoing Local Area Plan

HASTINGS CORRIDOR OVERVIEW

Faced by the constraints of its geography, Vancouver's urban center is continually expanding to the east. This trend is already observable in Vancouver's historic areas of Gastown and Chinatown. Developers and businesses have taken notice and have turned their attention to the Hastings Corridor as an area of future growth. Over the last year, several notable developers have purchased property in strategic locations along the corridor in anticipation of this potential growth.

TENANCY INFORMATION

Tenant	Lease Start	Lease End	Area	Rate	Annual Rent	Monthly Rent
East Van Collision	n 1-Mar-13	28-Feb-18	4,788 SF	Yr 1 - \$7.00	\$33,509.04	\$2,792.42
				Yr 2 - \$8.00	\$38,295.96	\$3,191.33
				Yr 3 - \$9.00	\$43,083.00	\$3,590.25
				Yr 4 - \$10.00	\$47,870.04	\$3,989.17
				Yr 5 - \$11.00	\$52,656.96	\$4,388.08

Renewal Option: 1 X 5 Years

Early Termination: 6 months notice after June 30, 2015

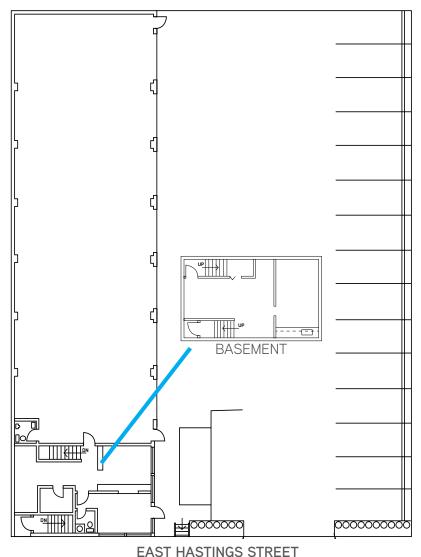
Landlord must provide 6 months Gross Rent (not including utility consumption)
Additional \$10,000 + GST due if required to vacated between 12/30/15 and 12/30/16

Signage Income: \$3,000 per annum (2 year lease beginning December 2012)



1841 EAST HASTINGS STREET

VANCOUVER, BC













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