

FOR SALE > INVESTMENT OPPORTUNITY

8324 Granville Street

VANCOUVER, BC

Colliers
INTERNATIONAL



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Location

The subject property is located on the southeast corner of Granville Street between West 67th Avenue and West 68th Avenue.

Improvements

The property is improved with single-storey multi-tenant retail building built in 1955. The building was improved in 1971 and contains a total gross leasable area of 15,849 SF.

Legal Address

Plan # 295 Lot A Block 8 District Lot 325 Land District 36 of Lots 6 to 8 (Expl Plan 4360)
PID: 015-390-322

Zoning

C-2 Commercial allows for up to 2.5 FSR

Property Highlights

- > Located on Vancouver's high profile South Granville corridor
- > Fully leased to long-term tenants
- > Strong underlying development potential

Site Size

29,676 SF (0.68 acres)

Assessed Value (2011)

Land	\$9,574,000
Improvement	\$34,900
Total	<u>\$9,608,900</u>

Gross Taxes (2011)

\$85,973.23

Current Net Income

\$408,062.50



Contact Us

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Current Tenants	Area (SF)
Salvation Army	5,644
Bank of Montreal	4,045
Vancouver Public Library	3,570
Wang Jui Lee	1,505
Busy Bee Cleaners	1,085
Total	15,849

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