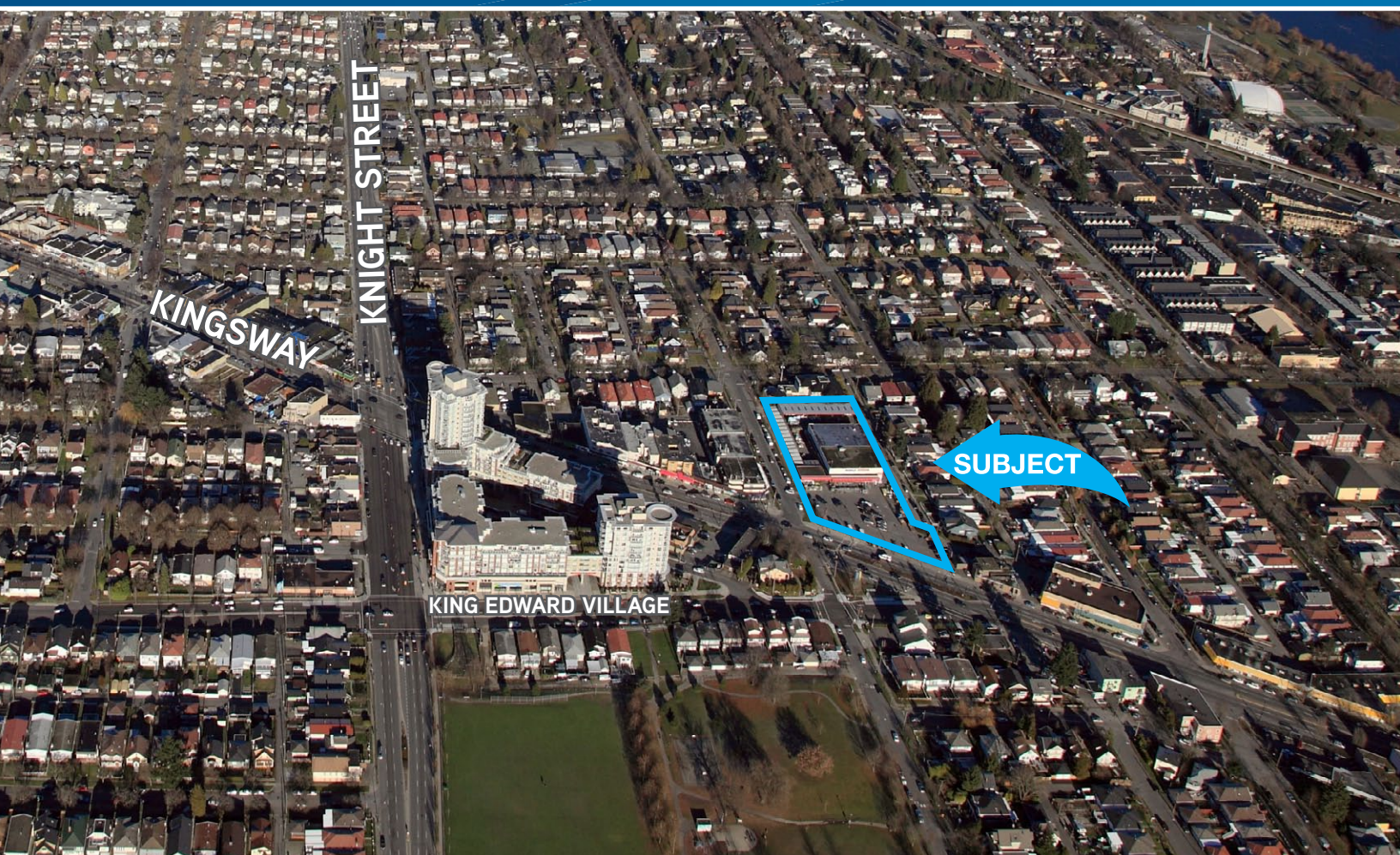


FOR SALE > 1.5 ACRE MIXED-USE DEVELOPMENT OPPORTUNITY

1503 Kingsway

VANCOUVER, BC



## Development Highlights

- > Mixed-use development site with rezoning potential
- > Substantial frontages along Kingsway (223 ft) and Dumfries Street (352 ft) providing outstanding exposure, accessibility and large lot size (66,318 square feet)
- > Potential for phenomenal views overlooking Downtown and the North Shore Mountains
- > Centrally located, making the area attractive to residents and businesses alike (12 minutes to Downtown Vancouver)
- > Community and municipal support for development in the area is demonstrated by the multitude of recent developments along Kingsway
- > Holding income that will alleviate time pressure

SIMON LIM\*  
Executive Vice President  
604 661 0882  
simon.lim@colliers.com

SHELDON SCOTT\*  
Senior Vice President  
604 662 2660  
sheldon.scott@colliers.com

RANDY HEED\*  
Senior Vice President  
604 661 0831  
randy.heed@colliers.com

OLIVER OMI  
Associate  
604 692 1465  
oliver.omi@colliers.com



# 1503 Kingsway, Vancouver, BC

Legal Address:	That Part of Block 6 Lying to the West of the West Boundary of Plan 1257, Except Portions in Reference Plans 610, 2394 and 4580, District Lot 352 Plan 219 PID: 004-718-461 LOT 1, Except Part in Reference Plan 2394, of Lots 1 to 3 Block 6 District Lot 352 Plan 2497 PID: 004-719-247
Location:	The Property occupies the northeast corner of Kingsway and Dumfries Street - located along one of the busiest arterials in Metro Vancouver.
Site Area:	The site is 66,318 SF with approximately 223 feet of frontage along Kingsway and 352 feet of frontage on Dumfries Street.
Improvements*:	Concrete Building 11,816 SF Covered Storage 12,550 SF Total 24,336 SF
Tenant:	RONA is the largest Canadian distributor and retailer of hardware, home renovation and gardening products. RONA operates a network of more than 800 corporate, franchise and affiliate stores of various sizes and formats. With close to 30,000 employees working under its family of banners in every region of Canada, the RONA network of stores generates over \$6 billion in annual retail sales.
Lease Expiry:	December 31, 2016
Lease Renewals:	None
Current Zoning:	C-2 (please refer to listing agent for recent rezoning activity)
Tax Assessment (2012):	Land \$16,053,000 Improvements \$28,100 Total \$16,081,100
Gross Taxes (2012):	\$234,336.54
Annual NOI:	\$278,667.12

\*Purchasers are advised to verify improvement area

