

FOR SALE BY COURT ORDER

112 WEST BROADWAY
Vancouver, BC

Colliers
INTERNATIONAL

- Broadway Corridor Investment Opportunity
- 3 Blocks from Canada Line Station
- 3 blocks from future Main Street - UBC Line Station
- Strong holding income in anticipation of redevelopment
- High Exposure Retail location

CASEY WEEKS* | VICE PRESIDENT

DOWNTOWN VANCOUVER

CROSSROADS
BY PCI

CITTI
BY CM BAY PROPERTIES

YARDARM BUILDING
BY RENDITION

BONNIS PROPERTIES

SUBJECT

VUE

ELEMENTS
BY ARAGON

COLLECTION 45
BY MOYEUNG
INTERNATIONAL

Proposed LRT Station
UBC Line

INDEPENDENT
BY RIZE

MANITOBA STREET

BROADWAY CORRIDOR

MAIN STREET



FOR SALE > 112 WEST BROADWAY

SALIENT FACTS

Civic Address:	112 West Broadway, Vancouver, BC
Legal Address:	LOT 10, EXCEPT (A) PT IN REFERENCE PLAN VAP3158& (B) S 10 FT, BLOCK 25 DISTRICT LOT 302 PLAN 198, LAND DISTRICT 36 PID: 015-550-796
Location:	Located on the south side of West Broadway, west mid block between Columbia Street and Manitoba Street in the Mount Pleasant neighborhood of Vancouver.
Site Area:	5,495 SF 44 feet of frontage X 124.89 feet of depth
Buildable Area:	16,485 SF
Improvements:	Built in 1927 of split-level design with two levels on the north side of the building and a middle level that is at grade with the rear parking area, above a 2,000 SF basement.
Zoning:	C-3A Commercial (3.0 FSR)
Property Taxes (2014):	\$31,012.24
Assessed Value:	Land \$2,942,000 Improvements \$17,200 Total \$2,959,200
Stabilized Income:	\$129,000 (Projected income statement available upon request)
Gross Leasable Area:	6,900 SF
Asking Price:	\$3,488,000



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NEIGHBOURHOOD OVERVIEW

Several key factors have influenced the revitalization of the West Mount Pleasant neighbourhood: the opening of the Canada Line Station at Cambie and Broadway in 2009, the adoption of the Mount Pleasant Official Community Plan in 2010, Translink's proposal to extend the Millenium Line along Broadway, and the City's recent relaxation of the I-1 zoning in the Mount Pleasant Industrial area to allow general office use. As a result there has been an influx of development activity with major projects that are dramatically transforming this historic neighbourhood. Rize has officially launched their presale program for the "Independent" an 18 storey tower located at Main and Broadway, the "Collection 45" residences are nearing completion at Main and 8th, Portliving on the 300 block of East Broadway is starting contruction and Bonnis properties has recently secured a new site at 5th and Main.

This activity will continue the positive momentum in this changing district and allow investment opportunities such as 112 West Broadway to reap the benefits.

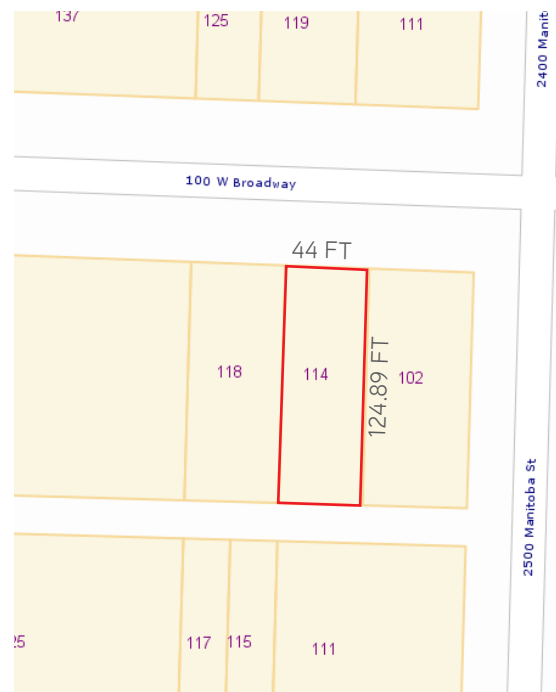
LEASE SUMMARY

Unit	Tenant	Size (SF)	Start	End	Rent (\$/Annum)	Rate (\$/SF)	Notes
#3 - 114	Owner-Occupier	2,000	1-Jul-14	30-Jun-17	1		Gross
112	Loan Thah Dong	700	1-Jun-12	31-May-15	16,200	23.14	Semi-gross
114	Bu Han Wong	2,500	8-Oct-14	30-Sep-17	25,200	10.08	Semi-gross
116	Svetlana Lopareva	500	1-Jan-14	31-Dec-15	13,992	27.98	Semi-gross
#1 and #2 - 114	Bao Xin Wang	1,200	1-Mar-14	28-Feb-15	18,600	15.50	Semi-gross
Total		6,900			73,993		

PHOTO GALLERY



LEGAL PLAN



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Colliers
INTERNATIONAL

TWA IMMIGRATION
加禾移民事務所
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114

SUITE 1
ADVANCED
NURSING CARE INC.
— 114 W —
— UPSTAIRS —

Svetlana Lopareva, R.D. BPS Certified
DENTURIST
604.677.0061

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