

FOR SALE › INVESTMENT OPPORTUNITY

5970 East Boulevard

VANCOUVER, BC



Highlights

- › Rare opportunity to purchase a fully leased multi-tenant commercial property in Kerrisdale
- › 9,599 square foot office building with penthouse apartment unit
- › Convenient location on East Boulevard near West 41st Avenue in affluent Kerrisdale area
- › Significant holding income with upside through below market rents
- › Well located office space in a stable area devoid of new supply
- › Irreplaceable C-2 zoned land reinforces long term value
- › Excellent owner-user opportunity

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5970 East Boulevard, Vancouver, BC

Legal Description

Lot 4 of Lot 2, Block 15, District Lot 526, Plan 3187
PID: 013-074-431

Location

The subject property is located in the heart of Kerrisdale mid-block on East Boulevard between 43rd and 44th Avenue.

Site Area

6,500 SF site with 50 feet of frontage along East Boulevard with a return depth of 130 feet.

Improvements

The property is improved with a 9,599 SF, three-storey, mixed-use, commercial/residential building constructed in 1980.

Property Details

Office Floors: 7,599 SF
Residential: 2,000 SF
9,599 SF

Assessed Value (2011)

Land \$2,355,000
Improvement \$29,600
Total \$2,384,600

Parking

14 on-site surface parking stalls

Gross Taxes (2011)

\$32,411.91

Zoning

C-2 Commercial

Stabilized 2012 NOI

\$130,592

Site Plan



Offers

Offers will be considered on or after
December 15, 2011

Asking Price

\$3,800,000



Front of building



Back of building

Contact Us

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