



FOR SALE

**695**  
East 47 Avenue  
Vancouver BC

FEATURED BENEFITS

## Diversified Mixed-Use Freestanding Building on a High Exposure corner of Fraser Street

**\$9,088,000**

Asking Price



75% of the ground floor tenanted by West Coast Liquor Store, an essential service providing secure cash flow in any environment



Corner property with 66 feet of frontage on Fraser Street



Zoning - C-2 Commercial District



Strong co-tenancies in the immediate area

# Opportunity

## OPPORTUNITY

*Opportunity to acquire a diversified mixed-use freestanding building on the high exposure corner of East 47<sup>th</sup> and Fraser Street. The property is anchored by a well-established Liquor Store; a sector that has experienced significant revenue growth recently. This offering presents a unique opportunity to attain secure cash flow and diversification of asset classes (commercial and residential) that will remain resilient in any environment.*

## HIGHLIGHTS

- Long term lease with healthy built-in rent escalations with the **West Coast Liquor Store** (6295 Fraser Street) coupled with the residential component provides diversification and security
- Vacant possession of **Purple Rainbow Florist** (6281 Fraser Street), vacating August 30, 2020. At 1,280 SF it is the ideal size to capture strong tenant demand in today's environment creating the opportunity to "stabilize" at market rates or occupy for own use
- Numerous high traffic generating tenants located within walking distance of subject property
- Capitalize on strong tenant demand fueled by emergence of trendy concepts on Fraser Street and significant population growth in the immediate area
- Within walking distance of the E 49<sup>th</sup> & Fraser Bus Station, which provides Westbound direct access to the Langara & 49<sup>th</sup> Canada Line Station





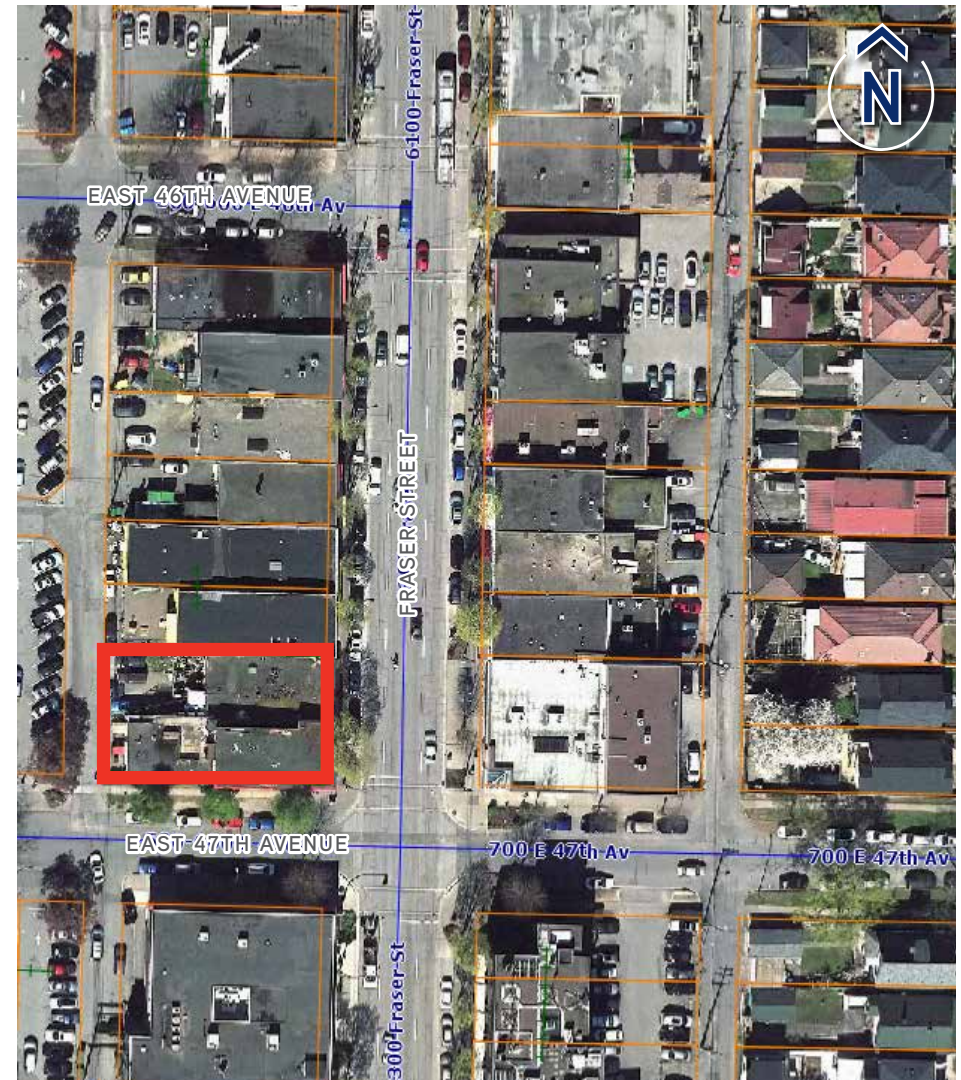
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# Salient Facts

## SALIENT FACTS

|                       |   |
|-----------------------|---|
| <b>Address:</b>       | 695 East 47th Avenue, Vancouver   |
| <b>Legal Address:</b> | PID: 030-340-853<br>Lot A Block 2 District Lot 646 Group 1 New<br>Westminster District Plan Epp75672                                    |
| <b>Location:</b>      | The property is located on the north west corner of<br>Fraser Street and East 47 <sup>th</sup> Avenue                                   |
| <b>Lot Size:</b>      | 7,590 SF  |
| <b>Leasable Area:</b> | 7,183 SF  |
| <b>Frontage:</b>      | 66 feet - Fraser Street   |
| <b>Depth:</b>         | 115 feet - East 47th Avenue   |
| <b>NOI:</b>           | Contact listing agents  |
| <b>Improvements:</b>  | The property is improved with a 2 storey mixed-use<br>building, comprised of 2 residential units and 2 ground<br>floor commercial units |
| <b>Zoning:</b>        | C-2 Commercial  |
| <b>Taxes (2019):</b>  | \$61,443.85   |
| <b>Lease:</b>         | Tenanted by West Coast Liquor Store; and<br>Purple Rainbow Florist (expiry August 30, 2020)   |





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# Location Map



BIKE SCORE

100



WALK SCORE

91



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# Neighbourhood







## Contact us

**DAVID KNIGHT**  
VICE PRESIDENT  
Personal Real Estate Corporation

P: +1 604 661 0817  
david.knight@colliers.com

**JUSTIN ERGAS**  
ASSOCIATE

P: +1 604 662 2610  
justin.ergas@colliers.com

**COLLIERS INTERNATIONAL**  
200 Granville Street, 19th Floor  
Vancouver, BC V6C 2R6  
MAIN +1 604 681 4111  
[www.collierscanada.com](http://www.collierscanada.com)



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