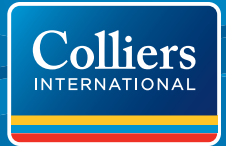


FOR SALE > INVESTMENT/DEVELOPMENT OPPORTUNITY

# 8486 Granville Street

VANCOUVER, BC



Area retailers include:



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## FOR SALE > INVESTMENT/DEVELOPMENT OPPORTUNITY

# 8486 Granville Street

VANCOUVER, BC

### Location

The subject property is located opposite Westbank's Granville at 70th landmark development situated on Granville Street between West 67th Avenue and West 68th Avenue.

### Property Highlights

- > Located on Vancouver's high profile Granville Street corridor
- > Strong underlying development potential
- > Existing and stable holding income

### Legal Address

PL VAP295 LT 4 Blk 8 DL 325 LD 36 Except Plan W 7 FT & EP16377 PID: 015-390-349

### Zoning

C-1 Commercial District

### Price

\$5,199,000

### Site Size

9,799 SF

### Assessed Value (2012)

Land	\$1,763,300
Improvement	\$1,880,000
Total	\$3,643,300

### Gross Taxes (2012)

\$64,816.93

### Current Net Income

\$107,866.50

Tenant	Area	Rent (Per SF)
H & L Foods	3,322 SF	\$19.00
Pelling & Associates Insurance Brokers	1,050 SF	\$23.44
The Yard Restaurant	850 SF	\$23.69
Vacant	955 SF	



## Contact Us

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