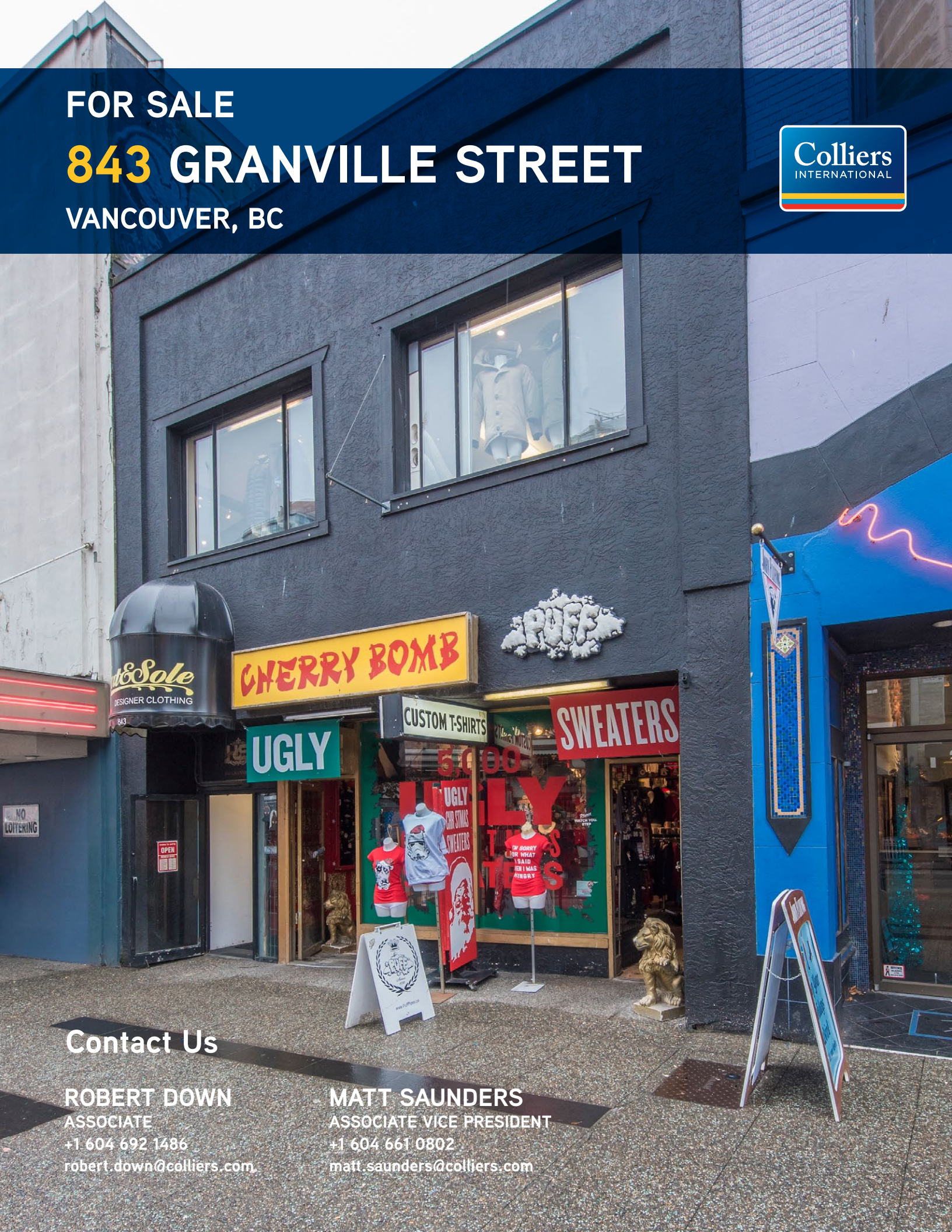


VANCOUVER, BC



MATT SAUNDERS
ASSOCIATE VICE PRESIDENT
+1 604 661 0802
matt.saunders@colliers.com

FOR SALE > 843 GRANVILLE STREET

Opportunity

843 Granville Street presents the rare opportunity to acquire a 100% freehold interest in a retail property on the desirable 800 block of Granville Street, with short term re-positioning potential.

Location

843 Granville Street is strategically located just south of Robson Street, in the heart of Downtown Vancouver's entertainment and shopping district.

The subject property's central location provides easy access by way of public transit services (skytrain and bus routes) and enjoys one of the highest daytime pedestrian counts in the city.

Legal Description

Lot 30, Block 62, District Lot 541, Plan 210, Land District 36
PID: 015-464-687

Site Description

The subject parcel is approximately 3,000 SF (25' x 120') and is rectangular in shape. The property has 25 feet of frontage along the west side of Granville Street and is also accessible by way of the rear lane.

Zoning

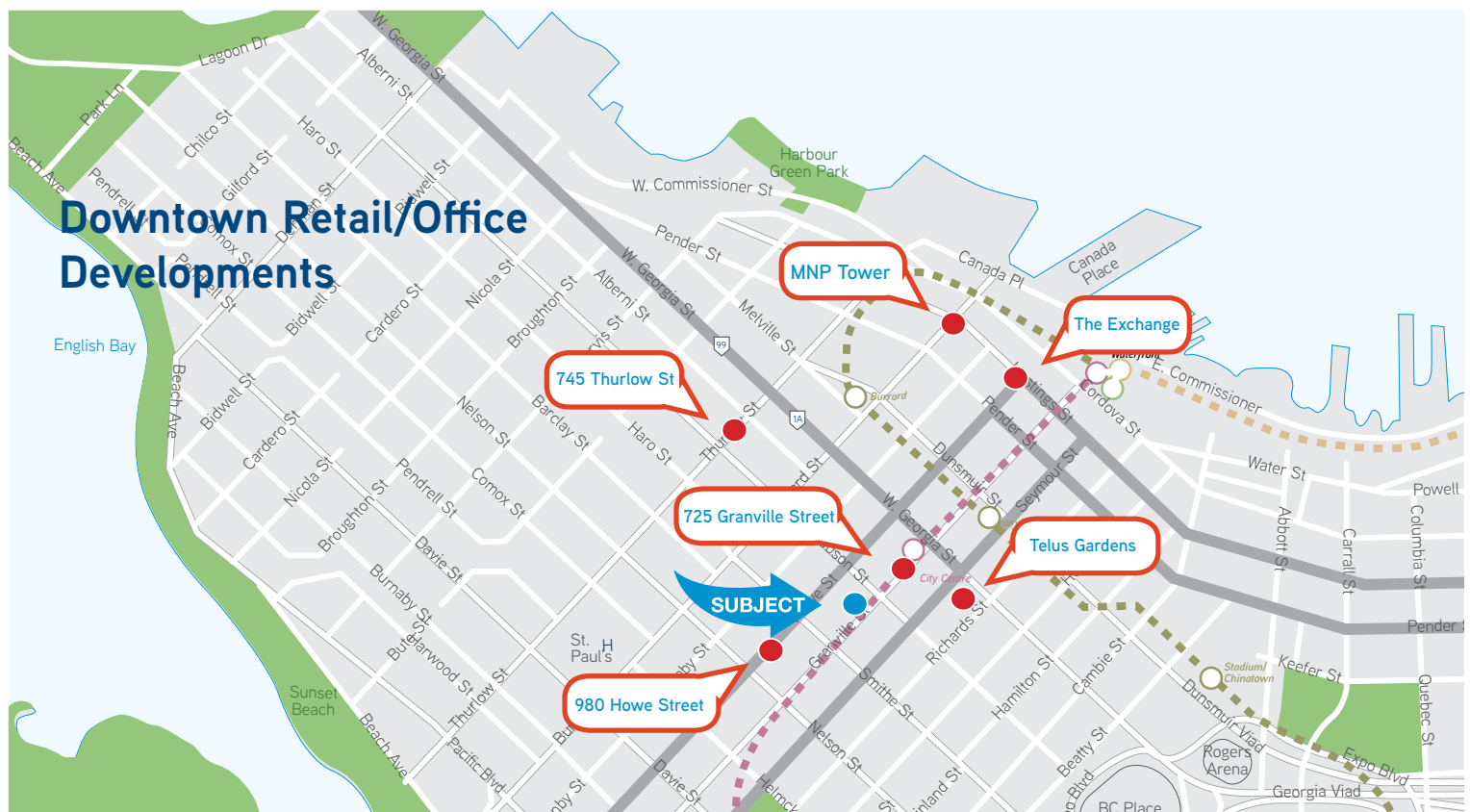
DD – Downtown District; Section K1. This zoning permits a maximum Floor Space Ratio (FSR) of 3.50, or up to 10,500 buildable SF, as well as, a maximum height of 90-feet.

Gross Taxes

\$53,447.08 (2014)

Phase I Environmental

The Vendor has commissioned a Phase 1 Environmental Study as of January 2015. Upon completion of the environmental assessment the results will be made available to qualified parties.



FOR SALE > 843 GRANVILLE STREET

Property Improvements

The property is a two-storey plus basement commercial building originally constructed in 1939 with sporadic improvements over its lifetime.

Approximate Building area :

Basement: 3,000 SF

Ground Floor: 3,000 SF

Second Floor: 2,183 SF

Total : 8,183 SF

Lease Details

The building is currently occupied by a single tenant with lease expiry on October 31, 2015. The lease has a 5 year option to renew, with an 8 month termination provision. The current rent collected on is \$182,325.84/annum plus an additional operating cost contribution of \$16,800/annum.

Offering Process

Offers will not be considered prior to the 24th day of February 2015. Offers are to be submitted on the vendors standard offer to purchase form which will be available in the detailed information package for interested parties.



Ground Floor

Second Floor

* Floor plans are not deemed to be 100% accurate.

FOR SALE > 843 GRANVILLE STREET



ROBERT DOWN
ASSOCIATE
+1 604 692 1486
robert.down@colliers.com

MATT SAUNDERS*
ASSOCIATE VICE PRESIDENT
+1 604 661 0802
matt.saunders@colliers.com



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