ACTIVE	8449		
<u>C8014942</u>		14TH STREET ston (Zone 53)	\$ 799,000 (LP)
Board: N		uston - Town	(SP)
Iulti-Family Commercial		V0J 1Z0	(LR sq. ft. p/a) M
	by Spruce Low risk in the pool ar upgrades in and various	Capital Homes. 18 units total with 9 vestment with steady cash flow. Loca nd rec center, schools, medical center nclude windows and door, updates to s renovations to units. Building recer	ned 3 storey apartment building built in 1977 two bedroom units and 9 one bedroom units ated in an ideal location just steps away from r, shopping and other services. Many recent o the intercom system and fire alarm system, thy wired with high speed internet. Consisten ass than \$45,000/unit! Information package
	A CONTRACTOR OF A CONTRACTOR OF A DESCRIPTION OF A DESCRIPANTE A DESCRIPANTE A DESCRIPANTE A DESCRIPTION OF		Prop. Tax/Year: \$14,193.19 / 2017
and the second se		•• •	Width / Depth: /
	and the second s		Transaction Type: For Sale
Virtual Tour:	Land SZ S Brochure	SF/Acres: 17,860 / 0.41	Sale Type: Asset
Property Details		General Building Details	
		Subj. Space SqFt: 0	Width / Depth: /
Interest In Land: Freehold		Year Built: 1977	, copui
Environmental Assessment	Phase: Not Applicable		ST VILLA
Occupancy: Tenant		# of Buildings:	# of Storeys:
Seller's Rights Reserved:	No	# of Loading Doors:	# of Grade Doors:
Amenities:		Parking Spaces: 20	# of Elevators:
		Roof: Torch On	
		HVAC: Baseboard, Electric, F	Forced Air
Site Services:		Building Type: Low Rise (2	-4 storeys)
Restrictions: None Known			
1 Bdrm Apts: 9 2 Bdrm Apts: 9 3 Bdrm Apts:	Penthouse Apts: Bachelor Apts: Studio Apts:	Total Units:18Gross Income:\$ 123,402Other Income:\$	Total Operating Expenses: \$48,502 Net Operating Income: \$74,900 Cap Rate:
1 Bdrm Apts: 9	Bachelor Apts:	Gross Income: \$123,402	Net Operating Income: \$74,900
1 Bdrm Apts:92 Bdrm Apts:93 Bdrm Apts:94+ Bdrm Apts:1000000000000000000000000000000000000	Bachelor Apts: Studio Apts:	Gross Income: \$123,402 Other Income: \$ Eff Gross Inc: \$	Net Operating Income: \$74,900
1 Bdrm Apts:92 Bdrm Apts:93 Bdrm Apts:94+ Bdrm Apts:Lease DetailsLeased Rate Sq. Foot:	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt Additional Rent/SF	Gross Income: \$ 123,402 Other Income: \$ Eff Gross Inc: \$: Lea : Tot	Net Operating Income: \$74,900 Cap Rate: se SubLease: Spce Avail for Lse:
1 Bdrm Apts:92 Bdrm Apts:93 Bdrm Apts:94+ Bdrm Apts:Lease DetailsLeased Rate Sq. Foot:Leased Size Sq. Foot:	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt Additional Rent/SF Lease Term (Month	Gross Income: \$ 123,402 Other Income: \$ Eff Gross Inc: \$: Lea : Tot	Net Operating Income: \$74,900 Cap Rate:
1 Bdrm Apts:92 Bdrm Apts:93 Bdrm Apts:4+ Bdrm Apts:Lease DetailsLeased Rate Sq. Foot:Leased Size Sq. Foot:Lease Type:	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt Additional Rent/SF	Gross Income: \$ 123,402 Other Income: \$ Eff Gross Inc: \$: Lea : Tot	Net Operating Income: \$74,900 Cap Rate: see SubLease: Spce Avail for Lse:
1 Bdrm Apts: 9 2 Bdrm Apts: 9 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: RE/MAX Bulkley Valley	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt Additional Rent/SF Lease Term (Month	Gross Income: \$ 123,402 Other Income: \$ Eff Gross Inc: \$: Lea : Tot	Net Operating Income: \$74,900 Cap Rate: see SubLease: Spce Avail for Lse:
1 Bdrm Apts: 9 2 Bdrm Apts: 9 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: RE/MAX Bulkley Valley	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt Additional Rent/SF Lease Term (Month	Gross Income: \$ 123,402 Other Income: \$ Eff Gross Inc: \$: Lea : Tot	Net Operating Income: \$74,900 Cap Rate: see SubLease: Spce Avail for Lse:
1 Bdrm Apts: 9 2 Bdrm Apts: 9 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: RE/MAX Bulkley Valley	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Month Lease Expiry Date:	Gross Income: \$ 123,402 Other Income: \$ Eff Gross Inc: \$: Lea : Tot	Net Operating Income: \$74,900 Cap Rate: see SubLease: Spce Avail for Lse: oj. Unit Cont. Spce:
1 Bdrm Apts:92 Bdrm Apts:93 Bdrm Apts:4+4+ Bdrm Apts:1Lease Details1Leased Rate Sq. Foot:1Leased Size Sq. Foot:1Lease Type:1	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Month Lease Expiry Date:	Gross Income: \$ 123,402 Other Income: \$ Eff Gross Inc: \$: Lea : Tot	Net Operating Income: \$74,900 Cap Rate: see SubLease: Spce Avail for Lse: oj. Unit Cont. Spce:
1 Bdrm Apts: 9 2 Bdrm Apts: 9 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: <u>RE/MAX Bulkley Valley</u>	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Month Lease Expiry Date:	Gross Income: \$ 123,402 Other Income: \$ Eff Gross Inc: \$: Lea : Tot s): Sul	Net Operating Income: \$74,900 Cap Rate: see SubLease: Spce Avail for Lse: oj. Unit Cont. Spce:
1 Bdrm Apts: 9 2 Bdrm Apts: 9 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: <u>RE/MAX Bulkley Valley</u>	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Month Lease Expiry Date:	Gross Income: \$ 123,402 Other Income: \$ Eff Gross Inc: \$: Lea : Tot	Net Operating Income: \$74,900 Cap Rate: see SubLease: Spce Avail for Lse: oj. Unit Cont. Spce:
1 Bdrm Apts: 9 2 Bdrm Apts: 9 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: <u>RE/MAX Bulkley Valley</u>	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Month Lease Expiry Date:	Gross Income: \$ 123,402 Other Income: \$ Eff Gross Inc: \$: Lea : Tot s): Sul	Net Operating Income: \$74,900 Cap Rate: see SubLease: Spce Avail for Lse: oj. Unit Cont. Spce:
1 Bdrm Apts: 9 2 Bdrm Apts: 9 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: <u>RE/MAX Bulkley Valley</u>	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Month Lease Expiry Date:	Gross Income: \$ 123,402 Other Income: \$ Eff Gross Inc: \$: Lea : Tot s): Sul	Net Operating Income: \$74,900 Cap Rate: ase SubLease: Spce Avail for Lse:
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1 Bdrm Apts: 9 2 Bdrm Apts: 9 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: RE/MAX Bulkley Valley	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Month Lease Expiry Date:	Gross Income: \$ 123,402 Other Income: \$ Eff Gross Inc: \$: Lea : Tot s): Sul	Net Operating Income: \$74,900 Cap Rate: ase SubLease: Spce Avail for Lse:
1 Bdrm Apts: 9 2 Bdrm Apts: 9 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: RE/MAX Bulkley Valley	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Month Lease Expiry Date:	Gross Income: \$ 123,402 Other Income: \$ Eff Gross Inc: \$: Lea : Tot s): Sul	Net Operating Income: \$74,900 Cap Rate: ase SubLease: Spce Avail for Lse:
1 Bdrm Apts: 9 2 Bdrm Apts: 9 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: RE/MAX Bulkley Valley	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Month Lease Expiry Date: 12th St	Gross Income: \$ 123,402 Other Income: \$ Eff Gross Inc: \$: Lea : Tot s): Sul	Net Operating Income: \$74,900 Cap Rate: ase SubLease: Spce Avail for Lse:
1 Bdrm Apts: 9 2 Bdrm Apts: 9 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: RE/MAX Bulkley Valley	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Month Lease Expiry Date: 12th St	Gross Income: \$ 123,402 Other Income: \$ Eff Gross Inc: \$: Lea : Tot s): Sul	Net Operating Income: \$74,900 Cap Rate: ase SubLease: Spce Avail for Lse:
1 Bdrm Apts: 9 2 Bdrm Apts: 9 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: RE/MAX Bulkley Valley	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Month Lease Expiry Date: 12th St	Gross Income: \$ 123,402 Other Income: \$ Eff Gross Inc: \$: Lea : Tot s): Sul	Net Operating Income: \$74,900 Cap Rate: ase SubLease: Spce Avail for Lse:
L Bdrm Apts: 9 2 Bdrm Apts: 9 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: RE/MAX Bulkley Valley Tamar 14th St	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Month Lease Expiry Date:	Gross Income: \$ 123,402 Other Income: \$ Eff Gross Inc: \$: Lea : Tot s): Sul	Net Operating Income: \$74,900 Cap Rate: ase SubLease: Spce Avail for Lse:
L Bdrm Apts: 9 2 Bdrm Apts: 9 3 Bdrm Apts: 4 + Bdrm Apts: 4 -ease Details -eased Rate Sq. Foot: 4 -ease Type: 4 -firm: RE/MAX Bulkley Valley	Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Month Lease Expiry Date: 12th St	Gross Income: \$ 123,402 Other Income: \$ Eff Gross Inc: \$: Lea : Tot s): Sul	Net Operating Income: \$74,900 Cap Rate: ase SubLease: Spce Avail for Lse:

2293 W 6TH AVENUE

Vancouver West Kitsilano V6K 1V7



ACTIVE

C8014952

Multi-Family Commercial

Board: V

Own a renovated townhouse complex on a prime Kitsilano corner! Steps to all the shops & restaurants on West 4th & walking distance to West Broadway transit. Offering six immaculate two level, two bedroom townhomes with an additional six self contained garden level studios that were dramatically upgraded in 2017. All suites feature IN-SUITE LAUNDRY, new appliances, including dishwasher in the two-level suites & new vinyl plank flooring throughout. Every suite enjoys their own private entrance & the yard surrounding the complex has been refinished with large paving stones providing tenants in the two level suites with private, expansive patios. This complex will demand exceptional monthly rents & possible vacant possession allows buyers to hand-selected tenants providing a carefree investment opportunity in one of Vancouver's most coveted West Side neighbourhoods.

Virtual Tour:	P.I.D.: 015-22 Property Typ Zoning/Land Land Sz SF/A Brochure:	e: Multi-Family Commercial Use: RM-4	Prop. Tax/Year: \$10,203.42 / 2017 Width / Depth: 50.00 / 120.00 Transaction Type: For Sale Sale Type: Asset
Property Details		General Building Detai	<u>Is</u>
Interest In Land: Freehold Environmental Assessment	Phase: None	Subj. Space SqFt: Year Built: 1960 Complex Name:	Width / Depth: /
Occupancy: Tenant		# of Buildings:	# of Storeys:
Seller's Rights Reserved: N	lo	# of Loading Doors:	# of Grade Doors:
Amenities:		Parking Spaces: Roof:	# of Elevators:
Site Services:		HVAC: Baseboard Building Type: Low Rise	e (2-4 storeys)
		Construction Type: Wo	od Frame
Restrictions:			
1 Bdrm Apts:	Penthouse Apts:	Total Units:	Total Operating Expenses: \$
2 Bdrm Apts:	Bachelor Apts:	Gross Income: \$	Net Operating Income: \$
3 Bdrm Apts: 4+ Bdrm Apts:	Studio Apts: Other Units:	Other Income: \$ Eff Gross Inc: \$	Cap Rate:
Lease Details	Lease Op Cost SqFt:	•	Lease SubLease:
Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type:	Additional Rent/SF: Lease Term (Months): Lease Expiry Date:		Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
Firm: Colliers Macaulay Nicolls	Inc.		
Irafa		Yew St	
		, Ke	W 4th Ave
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	e se	Yew St	Aapi
ive to the second s	al sale	, Yei	ž
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.ve		C BUIA	W 7th Ave

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Information herein deemed reliable but not guaranteed.

ACTIVE	681 FDKI	NS STREET \$888,000 (LP)
<u>C8014972</u>	Quesnel	(Zone 28) (SP)
Board: N 1ulti-Family Commercial		I - Town 2E1 (LR sq. ft. p/a) M
	Great investme Fully Rented fo condition. Exce	nt opportunity for investor. These very well maintained 9 unit Townhouses. r \$800 per month per unit!! New Aluminum roof!!! All 9 units are in good llent central location close to downtown. Here's a chance to get into a renta y at a great price. Affordable waterfront on the scenic Fraser River!
Virtual Tour:	Zoning/Land	e: Multi-Family Commercial Width / Depth: /
Property Details		General Building Details
Interest In Land: Freehold		Subj. Space SqFt: 0 Width / Depth: /
Environmental Assessmer		Year Built: 1996
Occupancy: Tenant		Complex Name:FRASER VIEW GARDENS# of Buildings:# of Storeys:
Seller's Rights Reserved:	No	# of Scoreys: # of Loading Doors: # of Grade Doors:
Amenities:		Parking Spaces: # of Elevators: Roof: HVAC:
Site Services:		Building Type: Mul Tenant/MultiPlex (5+)
		Construction Type: Other
Restrictions: None Knowr	1	
1 Bdrm Apts:	Penthouse Apts:	Total Units: 9 Total Operating Expenses: \$
2 Bdrm Apts:	Bachelor Apts:	Gross Income: \$ Net Operating Income: \$
3 Bdrm Apts: 9	Studio Apts:	Other Income: \$ Cap Rate:
4+ Bdrm Apts:	Other Units:	Eff Gross Inc: \$
<u>Lease Details</u> Leased Rate Sq. Foot:	Lease Op Cost SqFt: Additional Rent/SF:	Lease SubLease: Tot. Spce Avail for Lse:
Leased Size Sq. Foot:	Lease Term (Months):	Subj. Unit Cont. Spce:
Lease Type:	Lease Expiry Date:	
Firm: Royal Pacific Realty Co	<u>rp.</u>	
Baker Or	N Fraser D1 cawcent St Fuller A	KMM
bing	ater	© 2017 Microsoft Corporation © 2017 H
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7110 LINDEN AVENUE

Burnaby South Highgate V5E 3G6



Virtual Tour:	P.I.D.: 002-85 Property Type Zoning/Land Land Sz SF/A Brochure:	e: Multi-Family Commercial V Use: RM-3	Prop. Tax/Year: \$40,332.65 / 2017 Nidth / Depth: 166.00 / 159.00 Transaction Type: For Sale Sale Type: Asset
Property Details		General Building Details	
		Subj. Space SqFt:	Width / Depth: /
Interest In Land: Freehold		Year Built: 1964	
Environmental Assessment Pl	nase: Phase/Stage 1	Complex Name:	
Occupancy: Tenant		# of Buildings:	# of Storeys:
Seller's Rights Reserved: No		# of Loading Doors:	# of Grade Doors:
Amenities:		Parking Spaces: 0	# of Elevators:
		Roof:	
		HVAC:	
Site Services:		Building Type: Low Rise (2	-4 storeys)
		Construction Type: Wood	Frame
Restrictions:			
1 Bdrm Apts: 19	Penthouse Apts: 1	Total Units:	Total Operating Expenses: \$125,241
2 Bdrm Apts: 10	Bachelor Apts:	Gross Income: \$328,848	Net Operating Income: \$200,053
3 Bdrm Apts:	Studio Apts:	Other Income: \$	Cap Rate: 2.27
4+ Bdrm Apts:	Other Units:	Eff Gross Inc: \$325,294	
Lease Details	Lease Op Cost SqFt:	Lea	se SubLease:
Leased Rate Sq. Foot:	Additional Rent/SF:	Tot	. Spce Avail for Lse:
Leased Size Sq. Foot: Lease Type:	Lease Term (Months): Lease Expiry Date:	Sub	oj. Unit Cont. Spce:
Firm: Jones Lang Lasalle R.E.S.			
St McBride St avy Collier St	Her Ra Elwell St	Richmond Park	Visia Crescent to the tag

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ACTIVE		223 E 16TH A	VENUE		\$15,000,000 (LP)
<u>C8014864</u>		Vancouver Ea	st		(SP)
Board: V Multi-Family Commercial		Mount Pleasan V5T 2T5	t VE		(LR sq. ft. p/a) M
Find runny connector		A rare opportunity to desired and trendy M (see website for list of oversized patios and neighbor is also for s holding income) for a	ain Street cor of extensive re TERRIFIC UP ale, allowing o potential lon	ridor. The Pro enovations), ui SIDE IN RENT one to assemb g term redeve	foot site in Mount Pleasant in the very perty offers 23 FULLY RENOVATED suites nderground parking, elevator, balconies, AL INCOME. ASSEMBLY POTENTIAL as the ble an additional 5,906 square feet (with elopment totaling 17,412 sqft. Turnkey renovations and very easy to manage.
	and the second	P.I.D.: 010-327-886 Property Type: La	nd Commercia	al, Multi-F W	· ·
		Zoning/Land Use:			ransaction Type: For Sale
Virtual Tour:		Land Sz SF/Acres: Brochure:	11,056	/ 0.25	Sale Type: Asset
Property Details		Ge	neral Buildi	ng Details	
-			bj. Space So		Width / Depth: /
Interest In Land: Freehold		Ye	ar Built: 197	73	
Environmental Assessmen Occupancy: Tenant	t Phase: Phase/Stage 1		mplex Name		
Seller's Rights Reserved:	No		of Buildings:		# of Storeys: # of Grade Doors:
Amenities:	NO		of Loading D rking Space		# of Grade Doors: # of Elevators: 1
Amenices.			of: Tar & Gra		
		н	AC: Hot Wate	er	
Site Services:		Bu	ilding Type:	Low Rise (2-4	4 storeys)
		Co	nstruction 1	Type: Wood F	rame
Destrictioner None Known				, ,,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Restrictions:None Known1 Bdrm Apts:22	Penthouse Apts:	То	tal Units:	23	Total Operating Expenses: \$84,457
2 Bdrm Apts: 1	Bachelor Apts:		oss Income:		Net Operating Income: \$334,149
3 Bdrm Apts:	Studio Apts:		her Income:		Cap Rate: 2.23
4+ Bdrm Apts:	Other Units:		Gross Inc:		
Lease Details		o Cost SqFt:			se SubLease:
Leased Rate Sq. Foot:	-	al Rent/SF:		Tot.	Spce Avail for Lse:
Leased Size Sq. Foot:		rm (Months):		Subj	j. Unit Cont. Spce:
Lease Type:	Lease Ex	piry Date:			
Firm: Avison Young Comm. R	.E. Inc.				
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in Harris	C HUNAVE O		E 14th Ave	e	99A Shoop groups Robson
		St St			Mt St
		Watson			Joseph
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5				- 1901 AVG	
Mt Pleasant Park		0			
	E and				
	E 16th Ave	E 16th Ave			
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Ontario St			dqo		
ð	E 17th Ave		И		17th Ave
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bing	Quebec Pl	ation herein deemed relia			© 2017 Microsoft Corporation © 2017 HERE

MFC - Client View

ACTIVE		335 THIRTEE	NTH STREET	\$1,850,000 (LP)
<u>C8014937</u>		New Wes		(SP)
Board: V		Uptow		(LR sq. ft. p/a) M
Multi-Family Commercial		V3M		
	17	in the approved and nine shared condemned. Wo development. D parcel is part of zoned for condo to all amenities,	lower 12th plan. This comp units is a good holding pro- buld require extensive renose esignation currently allows a special study area in Nev /townhouses. A very good easy access to highway 91	buy a clear 10,700 sqft lot development property pletely vacant building with six self contained units operty sold as is where is. Building has been s to restore. Or you can keep for future multifamily for a light industrial building (M1) to be built, this w Westminster that has the potential of being development property with Central location, close L, and the sky train. Property can be sold with s opportunity will not last! Do not miss out CALL
	ABLE	P.I.D.: 004-38	7-406	Prop. Tax/Year: \$4,685.93 / 2017
7.07.11		Zoning/Land		• • • • • • • •
Virtual Tour:		Land Sz SF/A Brochure:	cres: 10,758 / 0.25	Sale Type: Asset
Property Details			General Building Deta	ils
			Subj. Space SqFt:	Width / Depth: /
Interest In Land: Freehol	d		Year Built: 1913	
Environmental Assessme	nt Phase: None		Complex Name:	Ambrose Apartment
Occupancy: Vacant			# of Buildings:	# of Storeys: 3
Seller's Rights Reserved:	No		# of Loading Doors:	# of Grade Doors:
Amenities:			Parking Spaces:	# of Elevators:
			Roof: Tar & Gravel	
			HVAC: Baseboard	
Site Services:			Building Type: Low Ris	se (2-4 storeys)
			Construction Type: W	lood Frame
Restrictions:				
1 Bdrm Apts: 0	Penthouse Apts:	0	Total Units: 15	Total Operating Expenses: \$0
2 Bdrm Apts: 0	Bachelor Apts:	0	Gross Income: \$0	Net Operating Income: \$0
3 Bdrm Apts: 0	Studio Apts:	0	Other Income: \$0	Cap Rate: 0.00
4+ Bdrm Apts: 0	Other Units:	0	Eff Gross Inc: \$0	
Lease Details	Lease	Op Cost SqFt:		Lease SubLease:
Leased Rate Sq. Foot:	Additi	onal Rent/SF:		Tot. Spce Avail for Lse:
Leased Size Sq. Foot: Lease Type:		Term (Months): Expiry Date:		Subj. Unit Cont. Spce:
Firm: <u>RE/MAX Real Estate S</u>				
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209 HEATLEY AVENUE

Vancouver East Hastings V6A 3G1



209 Heatley Avenue sits prominently on a corner lot which is approximately 6,100 sf and is improved with a two storey plus basement building along with surface parking at the rear. The main floor features a 3,000 sf (approx.) commercial unit which is beautifully improved with large character windows, sleek and modern finishes, state of the art improvements, a commercial kitchen venting system and much much more. Vital Supply Co occupies the main floor and a portion of the basement. The second floor of the building features 10 charming rooming units and 1 dwelling unit (SRA). The rooming house units are warmly finished with a mixture of hardwood and laminate flooring and wood trim accent. Each unit features a personal sink and access to two upgraded common washrooms and a coin operated laundry room.

Virtual Tour:	P.I.D.: 015-587 Property Type Zoning/Land D Land Sz SF/Ac Brochure:	: Multi-Family Commercial, Use: DEOD	Prop. Tax/Year: \$8,673.81 / 2017 Width / Depth: 30.00 / 122.00 Transaction Type: For Sale Sale Type: Asset
Property Details		General Building Details Subj. Space SqFt: 6,100	Width / Depth: /
Interest In Land: Freehold		Year Built: 1925	
Environmental Assessment Phase:	None	Complex Name:	
Occupancy: Tenant		# of Buildings:	# of Storeys:
Seller's Rights Reserved: No		# of Loading Doors:	# of Grade Doors:
Amenities:		Parking Spaces:	# of Elevators:
		Roof:	
		HVAC: Building Type: Freestandi	ng Miyed Lise
Site Services:		Building Type: Freestandin	ig, mixed use
		Construction Type:	
Restrictions:			
1 Bdrm Apts: Penth	nouse Apts:	Total Units:	Total Operating Expenses: \$
2 Bdrm Apts: 1 Bach	elor Apts:	Gross Income: \$	Net Operating Income: \$
3 Bdrm Apts: Studi	o Apts:	Other Income: \$	Cap Rate:
4+ Bdrm Apts: Other	Units: 10	Eff Gross Inc: \$	
<u>Lease Details</u>	Lease Op Cost SqFt:	Le	ase SubLease:
Leased Rate Sq. Foot:	Additional Rent/SF:		t. Spce Avail for Lse:
Leased Size Sq. Foot:	Lease Term (Months):	Su	bj. Unit Cont. Spce:
Lease Type:	Lease Expiry Date:		
Firm: Corbel Commercial Inc.		2000	
		atie	
		Alexander St	entennial Rd
Ave	6	Powell St	
Oppenheimer Park	Av o	Hawks	10va Division
e Oppenheimer	Frincess Ave	Have the second	Cordova Division E Cordova St
oppenheimer Park	Av o	Have	E Cordova St
oppenheimer Park	Av o		

ACTIVE	229 TEMPLETON DRIVE	\$2,075,000 (LP)
<u>C8014798</u> Board: V	Vancouver East	(SP)
Multi-Family Commercial	Hastings V5L 4N4	(LR sq. ft. p/a) M
	4+ UNITS 3 , & 4 bdrm, self contained suites. The house car garage, & sits on a 33'x99' corner RM-3 I Vancouver's fastest upcoming neighbourhood transport, this property is a great long term i owner occupiers, shared ownership & develo	ds. 1.5 Blocks to restaurants, shopping, public investment & holding property, & also good for
HOT HASTINGS AREA	P.I.D.: 013-702-033	Prop. Tax/Year: \$4,061.34 / 2017
	Property Type: Multi-Family Commercial	Width / Depth: /
	Zoning/Land Use: RM3-A	Transaction Type: For Sale

Land Sz SF/Acres: 0

Brochure:

HVAC: Building Type: Residential Mix, Mul Tenant/MultiPlex (5+) Construction Type: Wood Frame

/ 0.00

General Building Details Subj. Space SqFt:

Year Built: 1912

Complex Name:

of Buildings:

Parking Spaces: Roof: Asphalt Shingles

of Loading Doors:

Restrictions:

Site Services:

Virtual Tour:

Occupancy:

Amenities:

Property Details

Interest In Land: Freehold

Seller's Rights Reserved: No

Environmental Assessment Phase: None

1 Bdrm Apts: 1	Penthouse Apts:	0	Total Units:	5	Total Operating Expenses: \$13,600
2 Bdrm Apts: 3	Bachelor Apts:	0	Gross Income:	\$ 90,840	Net Operating Income: \$77,240
3 Bdrm Apts: 0	Studio Apts:	0	Other Income:	\$0	Cap Rate: 3.70
4+ Bdrm Apts: 1	Other Units:	0	Eff Gross Inc:	\$ 90,840	
Lease Details	Lease	Op Cost SqFt:		Lease	e SubLease:
Leased Rate Sq. Foot	: Addit	ional Rent/SF:		Tot. S	Spce Avail for Lse:
Leased Size Sq. Foot:	Lease	Term (Months):		Subj.	Unit Cont. Spce:
Lease Type:	Lease	Expiry Date:			

Firm: RE/MAX Real Estate Services



Information herein deemed reliable but not guaranteed.

1

Sale Type: Asset

Width / Depth:

of Storeys: 4

of Elevators:

of Grade Doors:



Multi-Family Commercial

2072 W 15TH AVENUE

Vancouver West Kitsilano V6J 2L5 \$3,075,000 (LP) (SP) (LR sq. ft. p/a) M

	Hugo	4 Suite Building (2 sutherized) just East of Arbutus Street, close to the new Cre	0014/01/
KITSILANO	4 UNITS 4 UNITS 4 UNITS 4 UNITS 4 UNITS 4 Creat 6 Creat 6 Creat 6 Creat 6 Creat 6 Creat 7 C	4 Suite Building (3 authorized), just East of Arbutus Street, close to the new Gre- 1st class Kitsilano/Lower Shaughnessy neighbourhood. 4541 SF 4 level Building t condition, contains 1.Top: 1650 SF 2 level, 4/5 bdrm, 15 bath suite with a hug n Floor: 1300 SF, 3/4 bdrm, 2 bath suite, also w big deck; 3. Ground: 1100 SF (a n, 1 bath suite; and 4. Ground: 350 SF (approx) self contained studio suite. Curr \$6750/mo, \$81,000/yr - is much below market. Contains 4 elect meters, shared 1 ir open parking. Excellent investment, great for owner occupiers & shared owner development potential with RT-8 zoning. Call LS for info pkg, floor plan, details. ngs w 48 hrs notice, Showing Thurs Oct 5 at 2:00pm then at 3:30pm by Appoint	in e deck approx ent laundry ship,
LOWER SHAUGHNESSY			
		.: 009-571-540 Prop. Tax/Year: \$7,255.23 / 201	17
	•	erty Type: Multi-Family Commercial Width / Depth: /	
		ng/Land Use:RT-8Transaction Type:For SaleSz SF/Acres:0/ 0.00Sale Type:Asset	
Virtual Tour:		Sz SF/Acres: 0 / 0.00 Sale Type: Asset	
Property Details		General Building Details	
		Subj. Space SqFt: Width / Depth: /	
Interest In Land: Freehold		Year Built: 1912	
Environmental Assessment Pha	ise: None	Complex Name:	
Occupancy: Tenant		# of Buildings: # of Storeys: 4	
Seller's Rights Reserved: No		# of Loading Doors: # of Grade Doors:	
Amenities: Balconies		Parking Spaces:4 ope# of Elevators:	
		Roof: Asphalt Shingles	
		HVAC:	
Site Services:		Building Type: Residential Mix	
		Construction Type: Wood Frame	
Restrictions:			
1 Bdrm Apts: 0 F	Penthouse Apts: 0	Total Units: 4 Total Operating Expenses: \$14,	000
3 Delume Amber 0	Bachelor Apts: 0	Cross Income, $\pm 81,000$ Not Operating Income, $\pm 67,000$	
2 Bdrm Apts: 0 B	bacheloi Apts. 0	Gross Income: \$81,000 Net Operating Income: \$67,000	
3 Bdrm Apts: 2	Studio Apts: 1	Other Income: \$0 Cap Rate: 2.21	
3 Bdrm Apts: 2 5 4+ Bdrm Apts: 1 0	Studio Apts: 1 Other Units: 0	Other Income: \$0 Cap Rate: 2.21 Eff Gross Inc: \$81,000 \$ <td></td>	
3 Bdrm Apts:254+ Bdrm Apts:10Lease Details0	Studio Apts: 1 Other Units: 0 Lease Op Cost	Other Income: \$0 Cap Rate: 2.21 Eff Gross Inc: \$81,000 SqFt: Lease SubLease:	
3 Bdrm Apts: 2	Studio Apts: 1 Other Units: 0	Other Income: \$0 Cap Rate: 2.21 Eff Gross Inc: \$81,000 SqFt: Lease SubLease: /SF: Tot. Spce Avail for Lse:	
3 Bdrm Apts:254+ Bdrm Apts:1CLease Details2Leased Rate Sq. Foot:	Studio Apts: 1 Other Units: 0 Lease Op Cost Additional Ren	Other Income: \$0 Cap Rate: 2.21 Eff Gross Inc: \$81,000 SqFt: Lease SubLease: :/SF: Tot. Spce Avail for Lse: :onths): Subj. Unit Cont. Spce:	
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B Bdrm Apts: 2 S 4+ Bdrm Apts: 1 C Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: <u>RE/MAX Real Estate Services</u>	Studio Apts: 1 Other Units: 0 Lease Op Cost Additional Ren Lease Term (M Lease Expiry D	Other Income: \$0 Cap Rate: 2.21 Eff Gross Inc: \$81,000 SqFt: Lease SubLease: :/SF: Tot. Spce Avail for Lse: :onths): Subj. Unit Cont. Spce:	
B Bdrm Apts: 2 S H+ Bdrm Apts: 1 C <u>ease Details</u> eased Rate Sq. Foot: eased Size Sq. Foot: ease Type: Firm: <u>RE/MAX Real Estate Services</u> W 14th Ave	Studio Apts: 1 Other Units: 0 Lease Op Cost Additional Ren Lease Term (M Lease Expiry D	Other Income: \$0 Cap Rate: 2.21 Eff Gross Inc: \$81,000 SqFt: Lease SubLease: :/SF: Tot. Spce Avail for Lse: sonths): Subj. Unit Cont. Spce: ate: Subj. Unit Cont. Spce:	
B Bdrm Apts: 2 S 4+ Bdrm Apts: 1 C Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: <u>RE/MAX Real Estate Services</u> W 14th Ave	Studio Apts: 1 Other Units: 0 Lease Op Cost Additional Ren Lease Term (M Lease Expiry D	Other Income: \$0 Cap Rate: 2.21 Eff Gross Inc: \$81,000 SqFt: Lease SubLease: :/SF: Tot. Spce Avail for Lse: :onths): Subj. Unit Cont. Spce: ate: W14th Ave	
B Bdrm Apts: 2 S 4+ Bdrm Apts: 1 C Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: <u>RE/MAX Real Estate Services</u> W 14th Ave	Studio Apts: 1 Other Units: 0 Lease Op Cost Additional Ren Lease Term (M Lease Expiry D	Other Income: \$0 Cap Rate: 2.21 Eff Gross Inc: \$81,000 SqFt: Lease SubLease: :/SF: Tot. Spce Avail for Lse: :onths): Subj. Unit Cont. Spce: ate: W14th Ave	
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B Bdrm Apts: 2 S 4+ Bdrm Apts: 1 C Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: <u>RE/MAX Real Estate Services</u> W 14th Ave	Studio Apts: 1 Other Units: 0 Lease Op Cost Additional Ren Lease Term (M Lease Expiry D	Other Income: \$0 Cap Rate: 2.21 Eff Gross Inc: \$81,000 SqFt: Lease SubLease: :/SF: Tot. Spce Avail for Lse: :onths): Subj. Unit Cont. Spce: ate: W14th Ave	
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3 Bdrm Apts: 2 S 4+ Bdrm Apts: 1 C Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: <u>RE/MAX Real Estate Services</u> W 14th Ave	Studio Apts: 1 Other Units: 0 Lease Op Cost Additional Ren Lease Term (M Lease Expiry D	Other Income: \$0 Cap Rate: 2.21 Eff Gross Inc: \$81,000 SqFt: Lease SubLease: c/SF: Tot. Spce Avail for Lse: subj. Unit Cont. Spce: ate:	
3 Bdrm Apts: 2 S 4+ Bdrm Apts: 1 C Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: <u>RE/MAX Real Estate Services</u> W 14th Ave	Studio Apts: 1 Other Units: 0 Lease Op Cost Additional Ren Lease Term (M Lease Expiry D	Other Income: \$0 Cap Rate: 2.21 Eff Gross Inc: \$81,000 SqFt: Lease SubLease: c/SF: Tot. Spce Avail for Lse: subj. Unit Cont. Spce: ate:	
3 Bdrm Apts: 2 S 4+ Bdrm Apts: 1 C Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: <u>RE/MAX Real Estate Services</u> W 14th Ave	Studio Apts: 1 Other Units: 0 Lease Op Cost Additional Ren Lease Term (M Lease Expiry D	Other Income: \$0 Cap Rate: 2.21 Eff Gross Inc: \$81,000 SqFt: Lease SubLease: c/SF: Tot. Spce Avail for Lse: subj. Unit Cont. Spce: ate:	
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3 Bdrm Apts: 2 S 4+ Bdrm Apts: 1 C Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: <u>RE/MAX Real Estate Services</u> W 14th Ave	Studio Apts: 1 Other Units: 0 Lease Op Cost Additional Ren Lease Term (M Lease Expiry D	Other Income: \$0 Cap Rate: 2.21 Eff Gross Inc: \$81,000 SqFt: Lease SubLease: c/SF: Tot. Spce Avail for Lse: subj. Unit Cont. Spce: ate:	
3 Bdrm Apts: 2 S 4+ Bdrm Apts: 1 C Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: <u>RE/MAX Real Estate Services</u> W 14th Ave	Studio Apts: 1 Other Units: 0 Lease Op Cost Additional Ren Lease Term (M Lease Expiry D	Other Income: \$0 Cap Rate: 2.21 Eff Gross Inc: \$81,000 SqFt: Lease SubLease: c/SF: Tot. Spce Avail for Lse: subj. Unit Cont. Spce: ate:	W1

Information herein deemed reliable but not guaranteed.

MFC - Client View

ACTIVE C8014713		UMPH STREET	\$6,850,000 (LP)
Board: V		ouver East astings	(SP)
Aulti-Family Commercial		/5L 1L2	(LR sq. ft. p/a) M
	parkade, 16- Grandview-W opportunity t suites on turn the building.	suite rental apartment building loodland Neighborhood. The Of co increase cash flow and yield t nover and increasing rents to m Additionally, due to the propert	ntially renovated 3-storey plus underground prominently located in the highly sought-after fering provides prospective investors the by renovating the remaining 5 un-renovated atch the rents currently being achieved within y's inclusion in the recently approved Grandview nt future redevelopment opportunity. Cap rate is
a te-down	Sector Cal		
	P.I.D.: 015-		Prop. Tax/Year: \$10,886.45 / 2017
add In		ype: Multi-Family Commercial	Width / Depth: /
and the set	And a second	nd Use: RM-3A /Acres: 9,059 / 0.21	Transaction Type: For Sale Sale Type: Asset
Virtual Tour:	Brochure:	ACIES: 9,039 7 0.21	Sale Type. Asset
Property Details		General Building Detail	<u>s</u>
		Subj. Space SqFt:	Width / Depth: /
Interest In Land: Freehol	-	Year Built: 1971	
Environmental Assessme Occupancy: Tenant	ent Phase: Phase/Stage 1	•	ARDEN MANOR APARTMENTS
Seller's Rights Reserved:	No	# of Buildings:	# of Storeys:
Amenities:		# of Loading Doors: Parking Spaces: 15	# of Grade Doors: # of Elevators:
Amenices.		Roof: Torch On	
		HVAC:	
Sito Sonvisoo			
		Building Type: Low Rise Construction Type: Wo	
Site Services: Restrictions: None Know 1 Bdrm Apts: 13 2 Bdrm Apts: 3	Penthouse Apts: Bachelor Apts:	Construction Type: Wo Total Units: 16 Gross Income: \$	od Frame Total Operating Expenses: \$ Net Operating Income: \$
Restrictions:None Know1 Bdrm Apts:132 Bdrm Apts:33 Bdrm Apts:3	Penthouse Apts: Bachelor Apts: Studio Apts:	Construction Type: Wo Total Units: 16 Gross Income: \$ Other Income: \$	od Frame Total Operating Expenses: \$
Restrictions:None Know1 Bdrm Apts:132 Bdrm Apts:33 Bdrm Apts:4+ Bdrm Apts:	Penthouse Apts: Bachelor Apts: Studio Apts: Other Units:	Construction Type: Wo Total Units: 16 Gross Income: \$ Other Income: \$ Eff Gross Inc: \$	od Frame Total Operating Expenses: \$ Net Operating Income: \$ Cap Rate:
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Restrictions: None Know 1 Bdrm Apts: 13 2 Bdrm Apts: 3 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: <u>CBRE Limited</u>	Penthouse Apts: Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months) Lease Expiry Date:	Construction Type: Wo Total Units: 16 Gross Income: \$ Other Income: \$ Eff Gross Inc: \$	od Frame Total Operating Expenses: \$ Net Operating Income: \$ Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
Restrictions: None Know 1 Bdrm Apts: 13 2 Bdrm Apts: 3 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: CBRE Limited	Penthouse Apts: Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months) Lease Expiry Date:	Construction Type: Wo Total Units: 16 Gross Income: \$ Other Income: \$ Eff Gross Inc: \$	od Frame Total Operating Expenses: \$ Net Operating Income: \$ Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce:
Restrictions: None Know 1 Bdrm Apts: 13 2 Bdrm Apts: 3 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: <u>CBRE Limited</u>	Penthouse Apts: Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months) Lease Expiry Date:	Construction Type: Wo Total Units: 16 Gross Income: \$ Other Income: \$ Eff Gross Inc: \$	od Frame Total Operating Expenses: \$ Net Operating Income: \$ Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce: Oxford St
Restrictions: None Know 1 Bdrm Apts: 13 2 Bdrm Apts: 3 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: CBRE Limited	Penthouse Apts: Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months) Lease Expiry Date:	Construction Type: Wo Total Units: 16 Gross Income: \$ Other Income: \$ Eff Gross Inc: \$	od Frame Total Operating Expenses: \$ Net Operating Income: \$ Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce: Oxford St
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Restrictions: None Know 1 Bdrm Apts: 13 2 Bdrm Apts: 3 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: CBRE Limited	Penthouse Apts: Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months) Lease Expiry Date:	Construction Type: Wo	od Frame Total Operating Expenses: \$ Net Operating Income: \$ Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce: Oxford St Dundas S
Restrictions: None Know 1 Bdrm Apts: 13 2 Bdrm Apts: 3 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type: Firm: CBRE Limited Common Powell St	Penthouse Apts: Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months) Lease Expiry Date:	Construction Type: Wo	od Frame Total Operating Expenses: \$ Net Operating Income: \$ Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce: Oxford St
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Restrictions: None Know 1 Bdrm Apts: 13 2 Bdrm Apts: 3 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Lease Type: Firm: CBRE Limited Firm: CBRE Limited	Penthouse Apts: Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months) Lease Expiry Date:	Construction Type: Wo	od Frame Total Operating Expenses: \$ Net Operating Income: \$ Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce: Oxford St Dundas S Triumph St
Restrictions: None Know 1 Bdrm Apts: 13 2 Bdrm Apts: 3 3 Bdrm Apts: 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Lease Type: Firm: CBRE Limited Firm: CBRE Limited	Penthouse Apts: Bachelor Apts: Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months) Lease Expiry Date:	Construction Type: Wo	od Frame Total Operating Expenses: \$ Net Operating Income: \$ Cap Rate: Lease SubLease: Tot. Spce Avail for Lse: Subj. Unit Cont. Spce: Oxford St Dundas St Dundas St

MFC - Client View

C8014734 Board: V Multi-Family Commercial	8938 MONTC Vancouv Marț V6P	ver West pole	\$11,500,000 (LP) (SP) (LR sq. ft. p/a) <mark>M</mark>
	P.I.D.: 014-35 Property Type Zoning/Land Land Sz SF/A	e: Multi-Family Commercial Use: RM3A	Prop. Tax/Year: \$15,424.11 / 2017 Width / Depth: 104.00 / 115.00 Transaction Type: For Sale Sale Type: Asset
Virtual Tour:	Brochure:		
Property Details		General Building Details	
Interest In Land: Freehold Environmental Assessment	Phase: None	Subj. Space SqFt: Year Built: 1961	Width / Depth: /
Occupancy: Tenant		Complex Name: # of Buildings:	# of Storeys:
Seller's Rights Reserved:	٧o	# of Loading Doors:	# of Grade Doors:
Amenities:		Parking Spaces: 20 Roof: Other HVAC:	# of Elevators: 0
Site Services:		Building Type: Low Rise (2	2-4 storeys)
		Construction Type: Wood	Frame
Restrictions: None Known			
Rescrictions: None Known			
1 Bdrm Apts: 17	Penthouse Ants:	Total Units: 20	Total Operating Expenses: \$82,000
1 Bdrm Apts: 17 2 Bdrm Apts:	Penthouse Apts: Bachelor Apts: 2	Total Units: 20 Gross Income: \$ 188,000	Total Operating Expenses: \$82,000 Net Operating Income: \$107,000
1 Bdrm Apts:172 Bdrm Apts:13 Bdrm Apts:1	•	Total Units: 20 Gross Income: \$188,000 Other Income: \$1,000	Total Operating Expenses: \$82,000 Net Operating Income: \$107,000 Cap Rate: 0.93
2 Bdrm Apts:	Bachelor Apts: 2	Gross Income: \$188,000	Net Operating Income: \$107,000
2 Bdrm Apts: 3 Bdrm Apts: 1 4+ Bdrm Apts: Lease Details	Bachelor Apts: 2 Studio Apts: Other Units: Lease Op Cost SqFt:	Gross Income: \$188,000 Other Income: \$1,000 Eff Gross Inc: \$189,000 Lea	Net Operating Income: \$107,000 Cap Rate: 0.93 ase SubLease:
2 Bdrm Apts: 3 Bdrm Apts: 1 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot:	Bachelor Apts: 2 Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF:	Gross Income: \$188,000 Other Income: \$1,000 Eff Gross Inc: \$189,000 Lea To	Net Operating Income: \$107,000 Cap Rate: 0.93 ase SubLease: t. Spce Avail for Lse:
2 Bdrm Apts: 3 Bdrm Apts: 1 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot:	Bachelor Apts: 2 Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months):	Gross Income: \$188,000 Other Income: \$1,000 Eff Gross Inc: \$189,000 Lea To	Net Operating Income: \$107,000 Cap Rate: 0.93 ase SubLease:
2 Bdrm Apts: 3 Bdrm Apts: 1 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type:	Bachelor Apts: 2 Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF:	Gross Income: \$188,000 Other Income: \$1,000 Eff Gross Inc: \$189,000 Lea To	Net Operating Income: \$107,000 Cap Rate: 0.93 ase SubLease: t. Spce Avail for Lse:
2 Bdrm Apts: 3 Bdrm Apts: 1 4+ Bdrm Apts: Lease Details Leased Rate Sq. Foot: Leased Size Sq. Foot:	Bachelor Apts: 2 Studio Apts: Other Units: Lease Op Cost SqFt: Additional Rent/SF: Lease Term (Months): Lease Expiry Date: W 72nd Ave	Gross Income: \$188,000 Other Income: \$1,000 Eff Gross Inc: \$189,000 Lea To Su	Net Operating Income: \$107,000 Cap Rate: 0.93 ase SubLease: t. Spce Avail for Lse:

Information herein deemed reliable but not guaranteed.

ACTIVE <u>C8014736</u> Board: N		4045 1ST AVENUE G City West (Zone 71) Highglen	\$2,695,000 (LP) (SP)
Multi-Family Commercial	The p backy	roperty is configured with two rows of full- ards, plenty of parking, and a common are I each unit individually or continue to hold were installed in 2014 and new energy eff	(LR sq. ft. p/a) d townhomes, well located in Prince George. y self-contained townhomes with fenced ea in between. There is flexibility for an owner as a multi-family investment. New roofs and ficient, double-glazed windows were installed
Virtual Tour:	Prop Zoni Lanc	erty Type: Multi-Family Commercial V	Prop. Tax/Year: \$23,872.00 / 2017 Vidth / Depth: / ransaction Type: For Sale Sale Type: Asset
Property Details Interest In Land: Freehold Environmental Assessment Occupancy: Tenant Seller's Rights Reserved: Amenities:		General Building Details Subj. Space SqFt: Year Built: 1967 Complex Name: CANO # of Buildings: # of Loading Doors: Parking Spaces: Roof: HVAC:	Width / Depth: / DE COURT # of Storeys: # of Grade Doors: # of Elevators:
Site Services:		Building Type: Low Rise (2- Construction Type:	4 storeys)
Restrictions:1 Bdrm Apts:2 Bdrm Apts:3 Bdrm Apts:214+ Bdrm Apts:	Penthouse Apts: Bachelor Apts: Studio Apts: Other Units:	Total Units:21Gross Income:\$Other Income:\$Eff Gross Inc:\$ 220,988	Total Operating Expenses: \$77,425 Net Operating Income: \$143,563 Cap Rate: 5.33
<u>Lease Details</u> Leased Rate Sq. Foot: Leased Size Sq. Foot: Lease Type:	Lease Op Cost Additional Ren Lease Term (M Lease Expiry D	t/SF: Tot. onths): Sub	se SubLease: . Spce Avail for Lse: j. Unit Cont. Spce:
Firm: Jones Lang Lasalle R.E.	<u>S.</u>		Hammond /
Ave	yageur Dr <u>G</u> Portage St	Canoe Ct Conveyor St	Quinn St S Patterson St Ogilvie St S
bing	Information by	rein deemed reliable but not guaranteed.	ੱਛ 2017 Microsoft Corporation © 2017 HERE MFC - Client Viev

425 6TH STREET West Vancouver

Park Royal V7T 0A1



The property is a remarkable 16 suite concrete rental apartment building located in one of Canada's most affluent communities. In close proxmity to Ambleside Park, Capilano River, Park Royal Shopping Centre & the Lions Gate Bridge, this is an ideally located building. INVESTMENT HIGHLIGHTS: The improvement is 4 stories (plus basement) & concrete construction originally developed by Millenium in 2007. The building is in excellent condition with incredible curb appeal. 100% occupied. West Vancouver multi family assets are rarely made available. Located seconds away from Park Royal Shopping Centre, one of British Columbia's largest malls. In close proximity to West Vancouver's world famous seawall & Ambleside Park. 15 secure underground parking stalls, 13 contained storage units. 24 hour security surveillance & state of the art access technology.

Virtual Tour:	P.I.D.: 014-0 Property Typ Zoning/Land Land Sz SF/J Brochure:	be: Multi-Family Commercial V d Use: RM-9	Prop. Tax/Year: \$19,090.41 / 2017 Width / Depth: / Transaction Type: For Sale Sale Type: Asset
Property Details		General Building Details	
		Subj. Space SqFt:	Width / Depth: /
Interest In Land: Freehold		Year Built: 2007	
Environmental Assessment	: Phase:	Complex Name:	
Occupancy: Tenant		# of Buildings:	# of Storeys:
Seller's Rights Reserved:	No	# of Loading Doors:	# of Grade Doors:
Amenities:		Parking Spaces:	# of Elevators:
		Roof:	
		HVAC:	
Site Services:		Building Type:	
		Construction Type: Concre	te
Restrictions:			
Bdrm Apts: 12	Penthouse Apts:	Total Units:	Total Operating Expenses: \$95,999
2 Bdrm Apts: 4	Bachelor Apts:	Gross Income: \$415,086	Net Operating Income: \$319,087
Bdrm Apts:	Studio Apts:	Other Income: \$	Cap Rate:
4+ Bdrm Apts:	Other Units:	Eff Gross Inc: \$	
Lease Details	Lease Op Cost SqFt:	Lea	se SubLease:
Leased Rate Sq. Foot:	Additional Rent/SF:	Tot	. Spce Avail for Lse:
Leased Size Sq. Foot:	Lease Term (Months):	Sub	oj. Unit Cont. Spce:
Lease Type:	Lease Expiry Date:		
Firm: Form Retail			
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210 CARRALL STREET Vancouver East

Downtown VE V6B 2J1



The Abrams Block is a rare investment opportunity located in the highly coveted district of Gastown. This Heritage Award of Merit winner was one of the first buildings built in Vancouver and was fully renovated in 2008. The main floor is to Vancouver's renowned Irish Heather, Shebeen Whisky House and the soon to be relaunched Salty Tongue. The premises feature large retail windows, exposed brick and beam, an outdoor patio, a commercial kitchen and a warm blend of old world charm and modern finishes. The upper floors are comprised of five ultra-contemporary live/work lofts. Two of the units have lofts with private luxury en-suite bathrooms and roof decks with city and mountain views. The units feature high quality finishes including stainless steel appliances, oak floors, interior glass sliding doors and overiged windows. and oversized windows. The Abrams Block also features intercom access, a stylishly designed entrance area, a beautifully restored façade, exterior façade lights, a handi-cap access elevator, and much more.

/irtual Tour: Property Details		Brochure:	General Building Details	
roperty Details			Subj. Space SqFt: 10,033	
nterest In Land: Freehold			Year Built: 1912	
Environmental Assessmen	t Phase:		Complex Name:	
Occupancy: Tenant			# of Buildings:# of Storeys:# of Loading Doors:# of Grade Doors:	# of Storeys:
Seller's Rights Reserved:	No			# of Grade Doors:
Amenities: Balconies, HVAC	System, Storefront,	Other	Parking Spaces: 0	# of Elevators: 1
			Roof: Torch On	
			HVAC: Building Type: Mixed Use	
Site Services:				
			Construction Type: Brick	/Masonry
Restrictions: Restrictive C	ovenant(s)			
L Bdrm Apts:	Penthouse Ap	ts:	Total Units:	Total Operating Expenses: \$
2 Bdrm Apts:	Bachelor Apts	:	Gross Income: \$	Net Operating Income: \$
3 Bdrm Apts:	Studio Apts:		Other Income: \$	Cap Rate:
4+ Bdrm Apts:	Other Units:	5	Eff Gross Inc: \$450	
Lease Details		ase Op Cost SqFt:		ease SubLease:
Leased Rate Sq. Foot:		Iditional Rent/SF:	Tot. Spce Avail for Lse:	
Leased Size Sq. Foot: Lease Type:		ase Term (Months): ase Expiry Date:	St	ıbj. Unit Cont. Spce:
		ase expiry date.		
Firm: Corbel Commercial Inc			1	
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Badd 40 Mindawit Cat. With Pamily Commercial Prop. Tax/Year: \$12,731.08 / 2017 Property Type: Land Connected, Multi-F Virtual Tour: Prop. Tax/Year: \$12,731.08 / 2017 Property Type: Land Connected, Multi-F Width / Depth: Property Type: Land Connected, Multi-F Width / Depth: Prop. Tax/Year: \$12,731.08 / 2017 Property Type: Land Connected, Multi-F Width / Depth: Property Type: Land Connected, Multi-F Width / Depth: Year State State Type: Asset Wirtual Tour: Services: South State Bochure: Width / Depth: / / / Construction Type: To Sale Interset In Land: Freehold Subl. Spaces: Bochure: # of Storays: # of Storays: # of Storays: Self-Ys Rights Reserved: No Occupancy: Ternant # of Storays: # of Storays: # of Storays: Site Services: Construction Type: Other Construction Stores: # of Storays: # of Storays: Site Services: Eachelor Apts: Grass Income: \$ Nat Operating Expenses: \$ 3 Site Services: Lasse Op Cost SqFf: Lasse Sublease: Total Operating Expenses: \$ Subj. Unit Cont. Spce: Lasse State Sq. Foot: Lasse Expiry Date Subj. Unit Cont. Spce: Subj. Unit Cont. Spce: Lasse State Sq.	ACTIVE	/10	95 PERRY STREET	\$5,888,000 (LP)
Andream (Commercial Version) Ani-Frank Commercial Version (R. eq. ft. plu) (2 PLD: 014-007-495 PLD:	<u>C8014600</u>	41:	Vancouver East	
Annowing Journal and Parking Company Journal and Parking Parking Spaces: Property Parking Commercial, Multi-E				
AVAILABLE P.J.D.: 014-007-495 Prop. Tax/Year: \$12,731.06 / 2017 Property Type: Land Commercial, Multi-F Width / Depth: / Transaction Type: For Sale Zoning/Land Use: (2) Transaction Type: For Sale Property Details Sub Space SqF: Virtual Tour: Enterest In Land: Freehold Sub Space SqF: Virtual Tour: Freehold Sub Space SqF: Virtual Tour: Steller's Rights Reserved: No Sub Space SqF: Virtual Tour: Steller's Rights Reserved: No # of Buildings Amenities: Parking Spaces: Building Type: Ward Use Construction Type: Other Steller's Rights Reserved: No Parking Spaces: Amenities: Parking Spaces: Building Type: Ward Use Construction Type: Other Ste Services: Building Type: Ward Use Construction Type: Other Construction Type: Other Restrictions: Lease Op Cost SqFt: Cap Rate: 1 Bdrm Apts: Steller Singhts: Cap Rate: 2 Bdrm Apts: Studio Apts: Other Income: § Cap Rate: 2 Bdrm Apts: Studio Apts: Otal Units: Total Uperating Expenses: \$ 2 Bdrm Apts: Studio Apts:		17		
Property Details General Building Details Subj. Space SqPt: Width / Depth: Finitemental Assessment Phase: Complex Name: Occupancy: Tenant # of Storeys: Biller's Rights Reserved: No # of Storeys: Amenities: # of Loading Doors: # of Goode Doors: Parking Spaces: # of Elevators: Biller's Rights Reserved: No # of Clading Doors: # of Elevators: Site Services: Building Type: Mixed Use Construction Type: Other Restrictions: 1 Total Units: Total Operating Expenses: \$ 2 Bdrm Apts: Bachelor Apts:: Gross Income: \$ Net Operating Income: \$ 2 Bdrm Apts: Studio Apts: Other Units: Eff Gross Inc: \$ Lease Op Cost SqFt: Lease SubLease: Tot. Spce Avail for Lee: Lease Type: Lease Type: Subj. Unit Cont. Spce: Lease Type: Lease Expiry Date: F100 Firm: Royal Pacific Realty Corp. # # E King Edward Ave # # # E Ste Ave E Kingcrest Park # # E Ste Ave E Kingcrest Park <	AVAIL	ABLE P.I.I Prop Zoni Lance	berty Type: Land Commercial, Multi- ing/Land Use: C2 I Sz SF/Acres: 7,167 / 0.16	F Width / Depth: / Transaction Type: For Sale
Subj. Space SqFt: Width / Depth: / Interest In Land: Freehold Freehold // Environmental Assessment Phase: Occupancy: Tenant # of Buildings: # of Storeys: Seller's Rights Reserved: No Amenities: # of Grade Doors: # of Storeys: Seller's Rights Reserved: No Reserved: No # of Grade Doors: Amenities: # of Storeys: # of Storeys: # of Grade Doors: Building Type: Mixed Use Construction Type: Other No Restrictions: I dafm Apts: Penthouse Apts: Total Units: Total Operating Expenses: \$ 1 Bdrm Apts: Studio Apts: Other Income: \$ Cap Rate: Cap Rate: 4 + Bdrm Apts: Other Units: Eff Gross Income: \$ Cap Rate: Lease Op Cost SqFt: Lease Sublease: Lease Sublease: Leased Rate Sq. Foot: Lease Term (Months): Subj. Unit Cont. Spcc Lease Type: Lease Expiry Date: Frein: Royal Pacific Realty Corp. Firm: Royal Pacific Realty Corp. Frein Reserver Pack Frein Reserver Reserv	Virtual Tour:	Broc	chure:	
Site Services: Building Type: Mixed Use Restrictions: Construction Type: Other 1 Bdrm Apts: Penthouse Apts: Total Units: Total Operating Expenses: \$ 2 Bdrm Apts: Bachelor Apts: Gross Income: \$ Net Operating Income: \$ 3 Bdrm Apts: Studio Apts: Other Income: \$ Cap Rate: 4+ Bdrm Apts: Other Units: Eff Gross Inc: \$ Lease SubLease: Lease Details Lease Op Cost SqFt: Lease SubLease: Lease SubLease: Lease Datails Lease Cop Cost SqFt: Lease SubLease: Lease SubLease: Lease QP Cost SqFt: Lease Expire Subj. Unit Cont. Spec: Lease Type: Subj. Unit Cont. Spec: Lease Type: Lease Expire Date: Subj. Unit Cont. Spec: Lease Type: Firm: Royal Pacific Realty Corp. For the studie of the studie o	Occupancy: Tenant		Subj. Space SqFt: Year Built: 1931 Complex Name: # of Buildings: # of Loading Doors: Parking Spaces: Roof: Other	Width / Depth: / # of Storeys: # of Grade Doors: # of Elevators:
1 Bdrm Apts: Penthouse Apts: Total Units: Total Operating Expenses: \$ 2 Bdrm Apts: Bachelor Apts: Gross Income: \$ Net Operating Income: \$ 3 Bdrm Apts: Studio Apts: Other Income: \$ Cap Rate: 4+ Bdrm Apts: Other Units: Eff Gross Inc: \$ Lease SubLease: Lease Details Lease Op Cost SqFt: Lease SubLease: Tot. Spce Avail for Lse: Lease Term (Months): Lease Term (Months): Subj. Unit Cont. Spce: Subj. Unit Cont. Spce: Lease Type: Lease Expiry Date: Firm: Royal Pacific Realty Corp. Firm: Royal Pacific Realty Corp. Firm: Royal Pacific Realty Corp. E 24th Ave Kingcrest Park Figure Park Firm: Firm: Royal Pacific Realty Corp. Firm: Royal Pacific Realty Corp. Firm:	Site Services:		Building Type: Mixed U	Jse
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4+ Bdrm Apts: Other Units: Eff Gross Inc: \$ Lease Details Lease Op Cost SqFt: Lease SubLease: Leased Rate Sq. Foot: Additional Rent/SF: Tot. Spce Avail for Lse: Lease Suppr: Lease Tarm (Months): Subj. Unit Cont. Spce: Lease Type: Lease Tarm (Months): Subj. Unit Cont. Spce: Lease Type: Lease Tarm (Months): Subj. Unit Cont. Spce: Firm: Royal Pacific Realty Corp. Firm: Royal Pacific Realty Corp. Firm: Spee Avail for Lse: Firm: Spee Avail for Lse: E 24th Ave Cector Concernee Hitting Concernee Hitting Concernee Brewers Park Firm: Spee Avail for Lse: E 26th Ave Kingcrest Park E 26th Ave Spee Avail for Lse: Subj. Unit Cont. Spce: E 27th Ave Kingcrest Park Spee Avail for Lse: Spee Avail for Lse: Spee Avail for Lse: E 26th Ave Kingcrest Park Spee Avail for Lse: Spee Avail for Lse: Spee Avail for Lse: E 26th Ave Kingcrest Park Spee Avail for Lse: Spee Avail for Lse: Spee Avail for Lse: E 26th Ave Kingcrest Park Spee Avail for Lse: Spee Avail for Lse: Spee Avail for Lse: <t< td=""><td>•</td><td>•</td><td></td><td></td></t<>	•	•		
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Lease Size Sq. Foot: Lease Type: Lease Type: Ease Type:			-	
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ACTIVE C8014556				\$8,900,000 (LP)
Board: V		West E	ver West Ind VW	(SP)
Multi-Family Commercial		V6G		(LR sq. ft. p/a) M
		bedroom and 3-	-Bachelor Units currently all r	torey 21 Suite rental property in the heart of the t circa 1958. The Building consists of 18- 1 rented. Building features include 10 rear parking ard laundry with 2 washers and 2 dryer er tank. UST was decommissioned one year ago.
Number		P.I.D.: 003-68	2-366	Prop. Tax/Year: \$16,388.43 / 2017
		Property Type Zoning/Land Land Sz SF/A		Width / Depth: 66.00 / 131.00 Transaction Type: For Sale Sale Type: Asset
Virtual Tour:		Brochure:		Sale Type: Asset
Property Details			General Building Detail	
			Subj. Space SqFt:	
Interest In Land: Freehold				Width / Depth: /
Environmental Assessmen	t Phase: Phase/Stage 1		Year Built: 1958	
Occupancy: Tenant	The set that share I			AY PLAZA APARTMENTS
Seller's Rights Reserved:	No		# of Buildings:	# of Storeys: # of Crade Deers:
-	INU		# of Loading Doors:	# of Grade Doors:
Amenities:			Parking Spaces: 10	# of Elevators:
			Roof: Tar & Gravel	
			HVAC: Hot Water	
Site Services:			Building Type: Low Rise	e (2-4 storeys)
			Construction Type: Wo	od Frame, Mixed
Restrictions:				
1 Bdrm Apts: 18	Penthouse Apts:		Total Units:	Total Operating Expenses: \$
2 Bdrm Apts:	Bachelor Apts:	3	Gross Income: \$	Net Operating Income: \$
3 Bdrm Apts:	Studio Apts:		Other Income: \$	Cap Rate:
4+ Bdrm Apts:	Other Units:	21	Eff Gross Inc: \$	-
Lease Details	Lease	Op Cost SqFt:		Lease SubLease:
Leased Rate Sq. Foot:		onal Rent/SF:		Tot. Spce Avail for Lse:
Leased Size Sq. Foot:		Term (Months):		Subj. Unit Cont. Spce:
Lease Type:		Expiry Date:		
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