


ACTIVE C8033934 Board: V Multi-Family Commercial	101 - 305 1635 E 4TH AVENUE Vancouver East Grandview Woodland V5N 1J7	\$5,450,000 (LP) (SP) (LR sq. ft. p/a) 
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Marcus and Millichap is pleased to present investors the opportunity to purchase a well-appointed 13-unit stratified apartment building in the heart of the Commercial Drive Neighbourhood. There are 11 one bedroom units and 2 two bedroom units, many of which have been upgraded with new flooring and paint. Building features include newly installed double-glazed windows and patio doors, a secure underground parking, individually metered units (tenants pay own heat), large storage locker room, and individual strata titles.

P.I.D.: 003-869-997
Property Type: Multi-Family Commercial
Zoning/Land Use: RM-4
Land Sz SF/Acres: 9,150 / 0.21
Brochure:

Prop. Tax/Year: \$14,493.74 / 2020
Width / Depth: /
Transaction Type: For Sale
Sale Type: Asset

Virtual Tour:

Property Details

Interest In Land: Strata
Environmental Assessment Phase: None
Occupancy: Tenant
Seller's Rights Reserved: No
Amenities:

Site Services:

General Building Details

Subj. Space SqFt: **Width / Depth:** /
Year Built: 1975
Complex Name:
of Buildings: **# of Storeys:**
of Loading Doors: **# of Grade Doors:**
Parking Spaces: **# of Elevators:**
Roof:
HVAC:
Building Type: Low Rise (2-4 storeys)
Construction Type: Wood Frame

Restrictions:

Office Area Sq Ft: **Mezzanine Area Sq Ft:**
Retail Area Sq Ft: **Other Area Sq Ft:**
Warehouse Area Sq Ft:

Lease Details

Leased Rate Sq. Foot: **Lease Op Cost SqFt:** **Lease SubLease:**
Leased Size Sq. Foot: **Additional Rent/SF:** **Tot. Spce Avail for Lse:**
Lease Type: **Lease Term (Months):** **Subj. Unit Cont. Spce:**
Lease Expiry Date:

Firm: Marcus & Millichap



11/27/2020 03:47 PM

Information herein deemed reliable but not guaranteed.

Client View