


**ACTIVE**  
**C8026912**  
**Board: V**  
Multi-Family Commercial

**1225 W 10TH AVENUE**  
Vancouver West  
Fairview VW  
V6H 1J5

**\$8,000,000** (LP)   
(SP)  
(LR sq. ft. p/a)



Investor alert! Great location at hot Broadway corridor. 2 block away from Oak and Broadway the future Skytrain station and quite tree line street make no noise. Excellent 9-unit rental property, or hold for re-development. Sold together with adjacent lot 1215 West 10th Ave. MLS C8026907

**P.I.D.:** 015-019-098

**Property Type:** Land Commercial,

**Zoning/Land Use:** RM - 3

**Land Sz SF/Acres:** 6,250 / 0.14

**Brochure:**

**Prop. Tax/Year:** \$11,197.92 / 2018

**Width / Depth:** 50.00 / 125.00

**Transaction Type:** For Sale

**Sale Type:** Asset

**Virtual Tour:**

#### Property Details

**Seller's Interest:** Registered Owner

**Interest In Land:** Freehold

**Environmental Assessment Phase:** None

**Occupancy:** Tenant

**Seller's Rights Reserved:** No

**Amenities:**

**Site Services:** Electricity, Natural Gas at Lot Line, Garbage Collection

#### General Building Details

**Subj. Space SqFt:** **Width / Depth:** /

**Year Built:** 1999

**Complex Name:**

**# of Buildings:** **# of Storeys:** 0

**# of Loading Doors:** **# of Grade Doors:**

**Parking Spaces:** NO **# of Elevators:**

**Roof:** Asphalt Shingles, Other

**HVAC:** None

**Building Type:** Low Rise (2-4 storeys)

**Construction:** Wood Frame, Mixed

#### Restrictions:

#### Condo Strata Fee:

**Office Area Sq Ft:**

**Mezzanine Area Sq Ft:**

**Major Business Type:**

**Retail Area Sq Ft:**

**Other Area Sq Ft:**

**Minor Business Type:**

**Warehouse Sq Ft:**

**Lease Rate (sq.ft.):**

**Lease Op Cost (sq.ft.):**

**Lease Type:**

**Lease Sub-lease:**

**Lease Size (sq.ft.):**

**Additional Rent/SF:**

**Tot. Spce Avail for Lse:**

**Lease Term,**

**Leased Rate(sq.ft.):**

**Lease Exp. Date:**

**Subj. Unit Cont. Spce:**

**months:**

**Legal:** LOT 13, BLOCK 353, PLAN VAP991, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT

**List Firm 1:** Pacific Evergreen Realty Ltd. - OFC: 604-267-1833

**List Firm 2:**

**List Sales Rep 1:** Leigh Cao - CONTC: 778-869-3335

**List Sales Rep 2:**

**Lister Email:** caoxifan@gmail.com

**Commission:** 1% ON TOTAL PURCHASE PRICE

**Appointment Contact:** LEIGH CAO

**Appointment Phone:** 778-869-3335

**Appointment Instructions:** Contact Listing REALTOR®

**List Sales Rep 3:**

**Lister Website:**

#### Lease Commission:

**Seller Name:** 1124955 B.C. LTD

**Sell Rep 1:**

**Rep 2:**

**Rep 3:**

**Sell Firm 1:**

**Sell Firm 2:**

**Realtor** RM-3 zoned, sold together with adjacent lot 1215 West 10th Ave. Please do not disturb the tenant.

**Remarks:**

**Days on Market:** 9

**List Date:** 7/22/2019

**Sold Date:**

**Previous Price:** \$0

**Expiry Date:** 6/23/2020

**Sold Price:**

**Original Price:** \$8,000,000

07/31/2019 04:26 PM

Information herein deemed reliable but not guaranteed.

Agent View