

Large lot on quiet street. New proposed skytrain line only one block away. Great area with huge demand by tenants. Building shows well. Please don't disturb tenants or go on the property without appointment.

**P.I.D.:** 014-560-615  
**Property Type:** Multi-Family Commercial  
**Zoning/Land Use:** RM4  
**Land Sz SF/Acres:** 0 / 0.00  
**Brochure:**

**Prop. Tax/Year:** \$12,348.01 / 2016  
**Width / Depth:** 92.20 / 134.56  
**Transaction Type:** For Sale  
**Sale Type:** Asset

**Virtual Tour:**

Property Details	General Building Details
<b>Seller's Interest:</b> Registered Owner, Power of Attorney	<b>Subj. Space SqFt:</b> /
<b>Interest In Land:</b> Freehold	<b>Year Built:</b> 1967
<b>Environmental Assessment Phase:</b> None	<b>Complex Name:</b>
<b>Occupancy:</b> Tenant	<b># of Buildings:</b> <b># of Storeys:</b>
<b>Seller's Rights Reserved:</b> No	<b># of Loading Doors:</b> <b># of Grade Doors:</b>
<b>Amenities:</b>	<b>Parking Spaces:</b> <b># of Elevators:</b>
	<b>Roof:</b> Torch On
	<b>HVAC</b> Baseboard, Hot Water
<b>Site Services:</b>	<b>Building Type:</b> Low Rise (2-4 storeys)
	<b>Construction Type:</b> Wood Frame
<b>Restrictions:</b> None Known	

<b>Office Area Sq Ft:</b>		<b>Mezzanine Area Sq Ft:</b>		<b>Major Business Type:</b>	
<b>Retail Area Sq Ft:</b>		<b>Other Area Sq Ft:</b>		<b>Minor Business Type:</b>	
<b>Warehouse Sq Ft:</b>					
<b>Lease Rate (sq.ft.):</b>		<b>Lease Op Cost (sq.ft.):</b>		<b>Lease Sub-lease:</b>	
<b>Lease Size (sq.ft.):</b>		<b>Additional Rent/SF:</b>		<b>Tot. Spce Avail for Lse:</b>	
<b>Lease Type:</b>		<b>Lease Exp. Date:</b>		<b>Subj. Unit Cont. Spce:</b>	
<b>Legal:</b>		LT 1 BLK N DL 526 LD 36 VAP1530 PID 014-560-569			
<b>List Firm 1:</b>		NAI Commercial - OFC: 604-683-7535		<b>Appointment Contact:</b>	
<b>List Firm 2:</b>				BRANDON HARDING	
<b>List Sales Rep 1:</b>		Terry J Harding - CONTC: 604-691-6615		<b>Appointment Phone:</b>	
<b>List Sales Rep 2:</b>				604-349-1571	
<b>Lister Email:</b>		harding@naicommercial.ca		<b>Appointment Instructions:</b>	
<b>Commission:</b>		1%		Contact Listing REALTOR®	
<b>Lease Commission:</b>					
<b>Seller Name:</b>		S. JESKE CONSTRUCTION			
<b>Sell Rep 1:</b>		<b>Rep 2:</b>		<b>Rep 3:</b>	
<b>Sell Firm 1:</b>		<b>Firm 2:</b>			
<b>Realtor Remarks:</b>		Large lot. Solid building on quiet street one block to the new skytrain Broadway Line. Please don't disturb tenants. See apartmentblocks.ca for more info. Cap rate 1.97%			
<b>Days on Market:</b>		<b>List Date:</b>		<b>Sold Date:</b>	
180		6/1/2017		Previous Price: \$10,400,000	
		<b>Expiry Date:</b>		<b>Sold Price:</b>	
		12/31/2017		Original Price: \$10,500,000	