


ACTIVE
C8013887
Board: V
Multi-Family Commercial

2600 E 49TH AVENUE
Vancouver East
Killarney VE
V5S 1J8

\$59,000,000 (LP) 
(SP)
(LR sq. ft. p/a)



Attention Developers this is an opportunity you don't want to miss! 60 UNITS For sale on OVER 2 ACRES of land in the Victoria/Fraserview Area currently Zoned CD-1 (7B) Part of the East side with a population of over 28,000 (2011) and lies in the far southeast corner of the city. It is on the south slope of the ridge that rises above the Fraser River & contains a collection of single-family residences with a few multi-family homes as well as the townhouses and high-rises of the Fraserlands development along the river. The Killarney area was one of the last portions of Vancouver to be developed & with this opportunity on one of the best locations bring your ideas to rezone this amazing property. Located right across the street from Killarney Centre. Transit right out front! Call or email agent.

P.I.D.: 003-139-646
Property Type: Multi-Family Commercial
Zoning/Land Use: CD-1
Land Sz SF/Acres: 87,120 / 2.00
Prop. Tax/Year: \$999,999,999 / 2017
Width / Depth: /
Transaction Type: For Sale
Sale Type: Asset
Brochure:

Virtual Tour:

Property Details

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

Site Services:

Restrictions:

General Building Details

Subj. Space SqFt: **Width / Depth:** /
Year Built: 1971
Complex Name:
of Buildings: **# of Storeys:**
of Loading Doors: **# of Grade Doors:**
Parking Spaces: 60 **# of Elevators:** 3
Roof: Tar & Gravel
HVAC Baseboard, Electric
Building Type:
Construction Type: Wood Frame

Office Area Sq Ft:
Retail Area Sq Ft:
Warehouse Sq Ft:

Mezzanine Area Sq Ft:
Other Area Sq Ft:

Major Business Type:
Minor Business Type:

Lease Rate (sq.ft.):
Lease Size (sq.ft.):
Lease Type:

Lease Op Cost (sq.ft.):
Additional Rent/SF:
Lease Exp. Date:

Lease Sub-lease:
Tot. Spce Avail for Lse:
Subj. Unit Cont. Spce:

Lease Term,
months:

Legal: PL VAS 35 DL 336 LD 36 UNIT 101-230 PID 003-139-646,671 697 727 751 760 786 808 816 875 913 972 PID 003-140-016 041 067 083 113 130 156 172 211 245 261 288 318 351 385 423 431 440 458,466,491 504

List Firm 1: RE/MAX All Points Realty - OFC: 604-936-0422

List Firm 2:

List Sales Rep 1: Frank Rocco PREC* - CONTC: 604-936-0422

List Sales Rep 2:

Lister Email: frank@allvancouvergroup.com

Commission: 1% OF TOTAL SALE PRICE

Appointment Contact: FRANK ROCCO

Appointment Phone: 604-936-0422

Appointment Instructions: Contact Listing REALTOR®

List Sales Rep 3:

Lister Website: www.allvancouvergroup.com

Lease Commission:

Seller Name: THE VR 35 STRATA CORPORATION /ALSO KNOWN AS VAS 35 STRATA CORP/'SOUTHWINDS' STRATA CORP

Sell Rep 1:

Rep 2:

Rep 3:

Sell Firm 1:

Firm 2:

Realtor Remarks: Value mostly in LAND and RE-DEVELOPMENT OPPORTUNITY located on major bus route across from Killarney Centre. #101-130 & 201-230 at 2600 49th Ave E, Van. Units are: per schedule A. Call or email Natasha Koch or Frank Rocco for details.

Days on Market: 125

List Date: 7/26/2017
Expiry Date: 12/31/2018

Sold Date:
Sold Price:

Previous Price: \$0
Original Price: \$59,000,000