

The property is a remarkable 16 suite concrete rental apartment building located in one of Canada's most affluent communities. In close proximity 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.

**P.I.D.:** 014-020-831  
**Property Type:** Multi-Family Commercial  
**Zoning/Land Use:** RM-9  
**Land Sz SF/Acres:** 7,516 / 0.17  
**Brochure:**

**Prop. Tax/Year:** \$19,090.41 / 2017  
**Width / Depth:** /  
**Transaction Type:** For Sale  
**Sale Type:** Asset

**Virtual Tour:**

Property Details	General Building Details
<b>Seller's Interest:</b> Registered Owner	<b>Subj. Space SqFt:</b> /
<b>Interest In Land:</b> Freehold	<b>Year Built:</b> 2007
<b>Environmental Assessment Phase:</b>	<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>
	<b>HVAC</b>
<b>Site Services:</b>	<b>Building Type:</b>
	<b>Construction Type:</b> Concrete
<b>Restrictions:</b>	

<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>		PL VAP2127 LT 51 DL 1039 LD 36			
<b>List Firm 1:</b>		Form Retail - OFC: 604-638-2121		<b>Appointment Contact:</b>	
<b>List Firm 2:</b>		Form Retail - OFC: 604-638-2121		<b>Appointment Phone:</b>	
<b>List Sales Rep 1:</b>		Michael Heck - CONTC: 604-355-9414		<b>Appointment Instructions:</b>	
<b>List Sales Rep 2:</b>		David Morris PREC* - CONTC: 604-638-2123		<b>List Sales Rep 3:</b>	
<b>Lister Email:</b>		mheck@formretail.ca		<b>Lister Website:</b>	
<b>Commission:</b>		0.75%		www.formretail.ca	
<b>Lease Commission:</b>					
<b>Seller Name:</b> FRESH AIR HOLDINGS LTD					
<b>Sell Rep 1:</b>		<b>Rep 2:</b>		<b>Rep 3:</b>	
<b>Sell Firm 1:</b>		<b>Firm 2:</b>			
<b>Realtor</b>					
<b>Remarks:</b>					
<b>Days on Market:</b> 76		<b>List Date:</b> 9/13/2017		<b>Sold Date:</b>	
		<b>Expiry Date:</b> 1/4/2018		<b>Sold Price:</b>	
				<b>Previous Price:</b> \$0	
				<b>Original Price:</b> \$12,500,000	