


ACTIVE
C8034408
Board: V
Multi-Family Commercial

566 E 44TH AVENUE
Vancouver East
Fraser VE
V5W 1W5

\$11,000,000 (LP)
(SP)
(LR sq. ft. p/a) 



Custom built by the existing owner to exacting standards 24 years ago is this superbly maintained building in which all 30 suites are strata titled. This is an excellent opportunity for a potential repositioning or enjoy the existing stable income of today. The building consists of 25-1 bedroom units plus 5-2 bedroom units. The gross revenue in 2019 was \$344,410. Superb quiet location close to Macdonald Park, the shops of Fraser street and nearby public transportation. There is also 29 parking spaces. Please inquire pertaining to the ownership structure. Hurry on this rare offering!

P.I.D.: 023-592-702

Property Type: Multi-Family Commercial

Zoning/Land Use: RM-2 MULTIPLE

Land Sz SF/Acres: 0 / 0.00

Brochure:

Prop. Tax/Year: \$37,521.89 / 2020

Width / Depth: /

Transaction Type: For Sale

Sale Type: Asset

Virtual Tour:

Property Details

Interest In Land: Freehold, Strata

Environmental Assessment Phase: Not Applicable

Occupancy: Tenant

Seller's Rights Reserved:

Amenities: Balconies, Storage

Site Services:

General Building Details

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

Year Built: 1996

Complex Name:

of Buildings: **# of Storeys:** 3

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:

Additional Rent/SF:

Leased Size Sq. Foot:

Lease Term (Months):

Lease Type:

Lease Expiry Date:

Lease SubLease:

Tot. Spce Avail for Lse:

Subj. Unit Cont. Spce:

Firm: Macdonald Realty

