



Downtown Bright Corner Whole 2nd Floor Commercial Units with 72 Paid Parking Stalls For Sale

\$ 6,600,000



LOCATION! LOCATION! Whole 2nd floor commercial units located on a 3-way visual exposure at the intersection of Robson St and Jervis St, the heart of Downtown is **NOW** Available! High volume of potential customer flow including residents and tourists within busy business, shopping district. High traffic area with extremely convenient transportation. Easy access from the center of Vancouver to other prime regions. 2 units total area approx. 9,669 SF, sell with 72 underground paid parking stalls together. Fully leased. Current lease net income is \$102,804 per year for Unit 201, \$99,660 per year for Unit 202. Under C-6 zoning, which provides a transition between Downtown and the West End by permitting a greater density and scale and range of commercial uses. Definitely a money making opportunity you don't want to miss out!

Unit Information

Address: 1323 Robson, Vancouver, BC
Legal: PL VAS2846 LT 12 & 13 DL 185 LD 36
P.I.D.: 016-988-001/016-988-019
Zoning: C-6 (COMMERCIAL)
Unit Size: 9,669 SF Approx.
Construction: Concrete Mix
Age: Built in 1991
Parking: 72 stalls

#201 Lease Information

Base Rent: \$20 Per SF
Net Rent: \$8,567/ Month; \$102,800/ Year
Lease area: 5,140 SF approx.

#202 Projected Lease Information

Base Rent: \$22 Per SF
Net Rent: \$8,305/Month; \$99,660/Year
Lease area: 4,529 SF approx.

Additional Rent: \$20/SF.

Assessment (2013)

Land \$ 3,122,000
Improvement \$ 1,315,000
Actual Total \$ 4,437,000
Taxes (2012) \$ 77620.81



Raymond Leung PREC*
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