



# Corner Free Standing Commercial Building for Sale

3815 Rupert Street (& 22nd Ave), Vancouver, BC



Wonderful corner property located at Rupert and 22nd avenue is getting on the market for the first time in 40 years!! It includes two retail spaces. Facing Rupert Street is the Universal Bakery since 1997. Current lease will be expired in April, 2014, and there is a demolition clause with 6 months notice. Facing 22nd Ave. is a fish market, month to month lease term. Total income from stores is \$3,850/mth plus 75% of property tax. Unit also includes a vacant 3 bedroom suites on the second floor, projected monthly rent is \$800. Prime corner location near Seven-Eleven and other major Rupert commercial area. Great investment property.

### Assessment (2009)

Land	\$962,000
Improvement	\$19,200
Actual Total	\$981,200

Taxes (2009): \$14,141.19

### Building Information

- Building Size: 3,000 sq. ft. Approx. (retail)  
1,000 sq. ft. Approx. (Residential)
- Total Size: 4,000 sq. ft. Approx.
- Construction: Wood Frame
- Age: Old Timer
- BCA Description: Commercial & Residential with Suites
- Actual Use: Stores & Living Quarters
- Building Insurance: \$3,000/year Approx.

### Property Information

- Address: 3815 Rupert Street, Vancouver, BC
- Legal: Plan 1503, Lot A, Block 1, Dist Lot THSL,, Land Dist 36, Section 49 N E QTR
- P.I.D.: 014-598-124
- Zoning: C-1 (Commercial)
- Land Size: 7,995 sq. ft. Approx. (65 X 123)



Raymond Leung PREC\*

梁國權

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