

## NEW PRICE



**1270 FRANCES STREET • LAND AREA: 6,691 SF • I-2 ZONING • INCOME PROPERTY**  
**NEW SALE PRICE: \$3,969,000** (FROM \$4,269,000)

## NEW PRICE



**6975 KINGSWAY • LAND AREA: 6,838 SF • C-4 ZONING • INCOME PROPERTY**  
**NEW SALE PRICE: \$2,850,000** (FROM \$2,950,000)

The information contained herein (the "Information") is intended for informational purposes only and should not be relied upon by recipients hereof. Although the Information is believed to be correct, its accuracy, correctness or completeness cannot be guaranteed and has not been verified by TRG Realty Ltd. or any of its affiliates. TRG Realty neither guarantees, warrants nor assumes any responsibility or liability of any kind with respect to the accuracy, correctness, completeness or suitability of, or decisions based upon or in connection with, the Information. The Information may change and property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of TRG Realty. This communication is not intended to cause or induce a breach of an existing listing agreement.

**FOR MORE  
INFORMATION  
PLEASE CONTACT**

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 Personal Real Estate Corporation

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# SUMMARY OF RECENT SALES IN EAST VANCOUVER

JANUARY 1, 2017 TO DECEMBER 31, 2017

ADDRESS	SALE PRICE	ZONING	FSR	LOT SIZE (SF)	SALE DATE	**PRICE PER BUILDABLE SF	DESCRIPTION
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## COMMERCIAL DRIVE

>> 1783 E 22nd Ave	\$2,550,000	MC-1	2.5	4,121	8/11/2017	\$248	Development Site
3427 Commercial St	\$4,550,000	MC-1	2.5	8,190	8/21/2017	\$222	Development Site
1510 Commercial Dr	\$6,500,000	C-2C	3.0	20,920	12/20/2017	\$207	Income Property

## EAST BROADWAY

1704 E Broadway	\$7,800,000	C-3A	3.0	11,811	1/16/2017	\$220	Income Property
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## FRASER STREET

6204 Fraser St	\$8,000,000	C-2	2.5	11,385	1/16/2017	\$281	Income Property
7350 Fraser St	\$14,300,000	CD-1	2.61	26,708	1/23/2017	\$205	Development Site
>> 6035 Fraser St	\$4,400,000	C-2	2.5	7,887	2/28/2017	\$223	Income Property
6403 Fraser St	\$2,200,000	C-2	2.5	3,616	3/20/2017	\$243	Income Property
6498 Fraser St	\$8,700,000	C-2	2.5	7,597	4/27/2017	\$458	Income Property
4095 Fraser St	\$3,200,000	C-2	2.5	4,392	5/11/2017	\$291	Income Property
5907 Fraser St	\$6,440,000	C-2	2.5	6,006	7/18/2017	\$429	Income Property
4180 Fraser St	\$2,800,000	C-2	2.5	3,729	7/26/2017	\$300	Income Property
6671 Fraser St	\$2,650,000	C-2	2.5	3,675	7/31/2017	\$288	Income Property
6579 Fraser St	\$5,525,000	C-2C	3.0	6,760	10/31/2017	\$272	Income Property
6498 Fraser St	\$9,900,000	C-2	2.5	7,597	11/08/2017	\$521	Income Property
3429 Fraser St	\$5,337,197	C-2	2.5	6,436	12/21/2017	\$332	Development Site

## E. HASTINGS STREET

2602 E Hastings St	\$3,500,000	C-2	2.5	4,896	1/16/2017	\$286	Income Property
3634 E Hastings St	\$3,081,000	C-2C	3.0	6,528	1/31/2017	\$157	Development Site
2615 E Hastings St	\$3,250,000	C-2C	3.0	4,290	2/28/2017	\$253	Income Property
2735 E Hastings St	\$11,000,000	C-2C1	3.0	16,104	4/11/2017	\$228	Development Site
2404 E Hastings St	\$4,350,000	C-2C	3.0	6,628	5/03/2017	\$219	Income Property
3683 E Hastings St	\$24,813,000	C-2C	3.0	33,672	9/22/2017	\$246	Income Property
2492 E Hastings St	\$1,650,000	C-2C	3.0	3,588	9/27/2017	\$153	Income Property
3600 E Hastings St	\$5,980,000	C-2C	3.0	10,714	10/17/2017	\$186	Development Site
>> 2060 E Hastings St	\$14,050,000	C-2C1	3.0	20,196	11/09/2017	\$232	Development Site
>> 2032 E Hastings St	\$7,275,000	C-2C1	3.0	10,098	11/09/2017	\$240	Development Site

>> SOLD by TRG Commercial \*\*Price per buildable SF is the sale price/land area X FSR

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## KINGSWAY

1427 Kingsway	\$6,680,000	C-2	2.5	14,738	1/16/2017	\$181	Income Property
3297 Kingsway	\$2,600,000	C-2/RS1	TBD	9,636	1/16/2017	TBD	Income Property
» 1574 Kingsway	\$2,750,000	C-2	2.5	4,927	1/31/2017	\$223	Income Property
1303 Kingsway	\$5,840,000	C-2	2.5	14,310	2/22/2017	\$163	Income Property
1352 Kingsway	\$6,820,000	C-2	2.5	6,047	3/03/2017	\$451	Income Property
1690 Kingsway	\$2,780,000	C-2	2.5	5,828	4/28/2017	\$191	Development Site
2768 Kingsway	\$10,850,000	C-2	2.5	15,631	5/17/2017	\$283	Development Site
1156 Kingsway	\$2,839,000	C-2	2.5	5,049	6/22/2017	\$225	Income Property
2111 Kingsway	\$5,900,000	C-2	2.5	7,982	7/31/2017	\$296	Income Property
4001 Knight St	\$5,388,000	C-2	2.5	12,865	8/01/2017	\$168	Development Site
1247 Kingsway	\$5,000,000	C-2	2.5	9,070	8/17/2017	\$221	Development Site
3165 Kingsway	\$2,100,000	C-2	2.5	3,518	9/12/2017	\$239	Income Property
2725 Kingsway	\$14,000,000	C-2	2.5	16,505	12/14/2017	\$339	Development Site
3297 Kingsway	\$4,388,000	C-2/RS1	TBD	9,636	12/20/2017	TBD	Income Property

## MAIN STREET

4493 Main St	\$5,000,000	C-2	2.5	6,262	1/16/2017	\$319	Income Property
4575 Main St	\$18,800,000	C-2	2.5	19,714	3/01/2017	\$381	Development Site
2924 Main St	\$3,580,000	C-2C	3.0	3,505	6/20/2017	\$340	Income Property
4676 Main St	\$5,650,000	C-2	2.5	6,530	9/18/2017	\$346	Income Property

## VICTORIA DRIVE

5705 Victoria Dr	\$3,000,000	C-2/RS-1	2.5	8,778	1/16/2017	TBD	Income Property
» 5606 Victoria Dr	\$3,050,000	C-2	2.5	4,340	6/28/2017	\$281	Income Property
5710 Victoria Dr	\$5,700,000	C-2	2.5	9,500	8/03/2017	\$240	Income Property
4854 Victoria Dr	\$3,150,000	C-2	2.5	6,272	8/31/2017	\$201	Development Site

» SOLD by TRG Commercial \*\*Price per buildable SF is the sale price/land area X FSR

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