

FOR SALE



4641 MAIN ST. VANCOUVER, BC

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KARIM WINSOR

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4641 MAIN ST. VANCOUVER, BC

PID: 006-093-787

Zoning: C-2

Lot Size: 36' x 101.5' (3,654 sf)

Year Built: 1956

Storeys: 2

Net Rentable Area: 3,242 sf

Units: 2 Commercial/2 Residential

Parking: 4 rear parking stalls

SUITE MIX

| | Units | Average sf | Average Rent |
|------------|-------|------------|--------------|
| 2 bedroom | 2 | 828 | \$1,715 |
| Commercial | 2 | 810 | \$2,472 |
| Total | 4 | | |

INCOME EXPENSES

Effective Gross (Residential + Storage) **\$52,553**

Effective Gross (Commercial) **\$59,311**

Total Revenue **\$111,864**

Total Expenses **\$25,928**

Net operating income \$85,936

Price: \$3,299,000

Cap Rate: 2.5%

Price/sf: \$1,072

OVERVIEW

The subject property is a mixed-use two storey commercial/residential building located in the heart of Vancouver on a prime high exposure lot on Main Street at 30th Avenue. The building has a total of 4 units - 2 residential rental units and 2 commercial units. This building is in excellent condition with very good tenants

HIGHLIGHTS

- Well maintained building on Main Street
- C-2 zoning allows up to 4 storeys
- Built in 1956
- Appliance package for residential tenants include: fridge, stove and dishwasher
- Each unit has 1 parking stall
- Over 40,000 cars pass the building a day
- Excellent transit service East-West along 33rd Avenue and North-South along Main Street

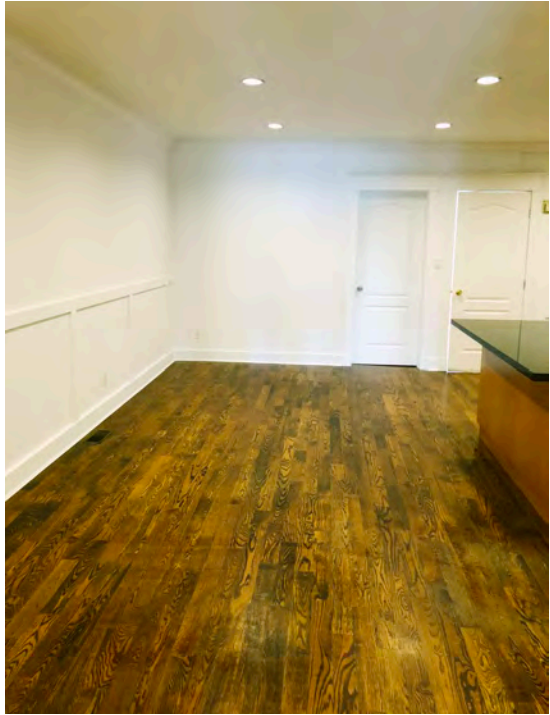
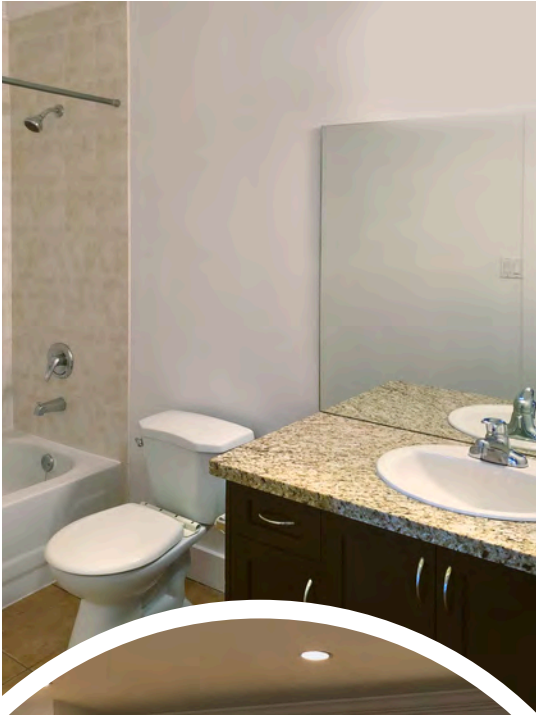
LOCATION

The building is located on Main Street at 30th Avenue very close to Hillcrest Community Centre, excellent transit, shopping and restaurants. The property is walking distance to Matchstick Coffee, Riley Park, General Brook Elementary, CIBC and McDonalds.

Little Mountain development at 33rd and Main is a 15 acre site that will include over 1,400 new market residential units, a neighbourhood house, a daycare facility and commercial space.

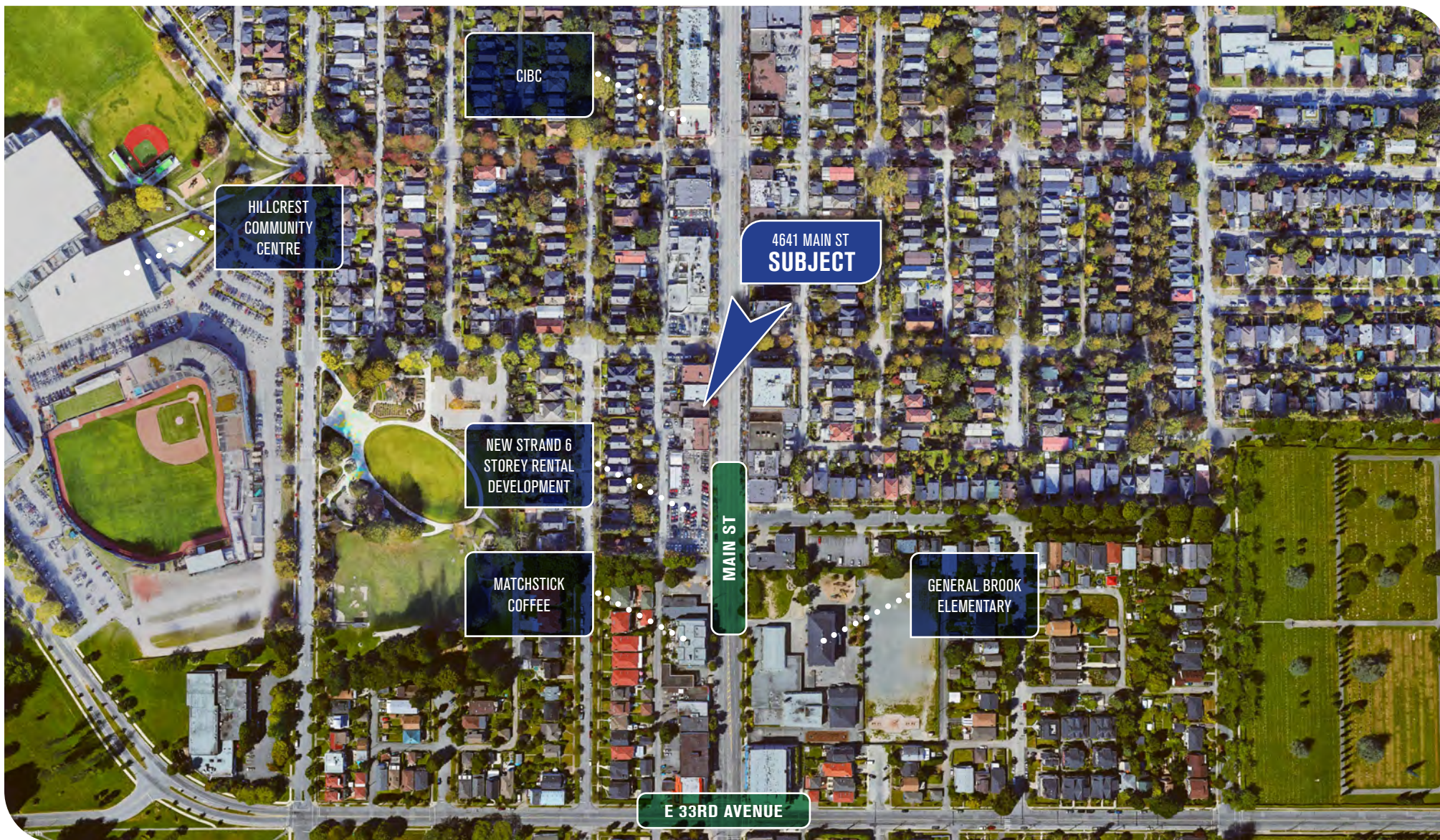
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