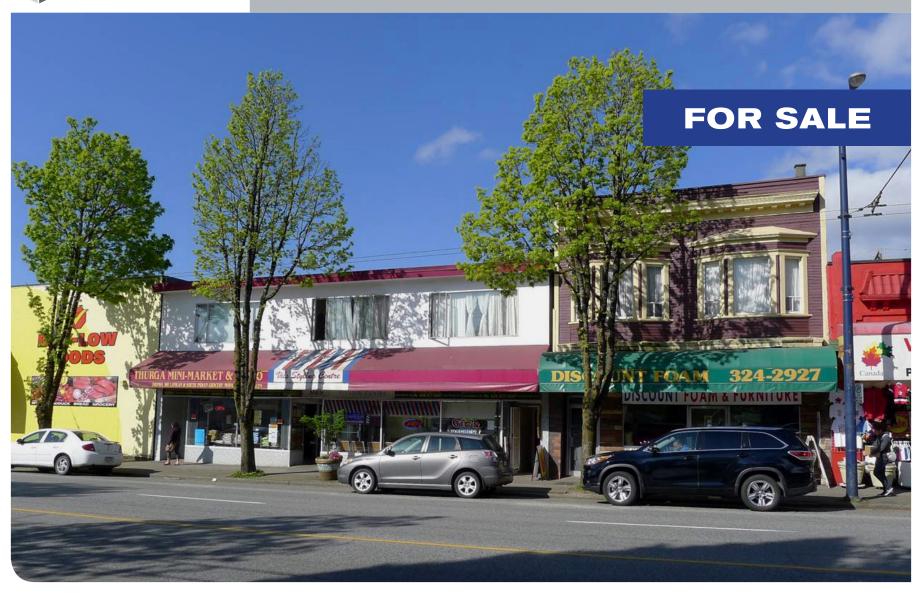


# Prime Mixed Use Investment Opportunity



# 6035 FRASER STREET VANCOUVER, BC

#### **KARIM WINSOR**

Land & Investment Sales

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#### **LOCATION**

The subject property is ideally situated on the west side of Fraser Street between 44th and 45th Avenues. The 6000 block of Fraser Street has a variety of retailers including Buy-Low Foods, the Vancouver Public Library, Pizza Hut, and a number of local restaurants and shops. Behind the subject property is a city owned parking lot which provides tremendous benefit to the commercial retail space.

#### INVESTMENT HIGHLIGHTS

- Prime value-add opportunity
- Rents far below market
- 75 feet of street frontage
- · Ample parking behind property on City land
- High level of pedestrian traffic
- · Assembly potential

#### **OFFERING**

This offering consists of two adjacent freestanding buildings totalling 75 feet of frontage. The first building has 50 feet of frontage with two retail units on the main floor and 6 residential units up. The second building has one retail unit on the main floor and a three bedroom residential unit above.

#### LOT SIZE

75.12 FT X 105 FT = 7.888 SF

### **ZONING**

G-2

**EXISTING NET INCOME (2016 EST.) PROPERTY TAXES (2016)** 

**\$**78.672.06

#### POTENTIAL NET INCOME

**\$**188,233.42

#### **LEGAL DESCRIPTION**

PL VAP2317 LT A BLK 3 DL 645 LD 36

#### PARCEL IDENTIFIER (PID)

013-910-027

**\$**51.402.94

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