

FOR SALE



6035 FRASER STREET
VANCOUVER, BC

www.trgcommercial.com

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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

LEGAL DESCRIPTION

PL VAP2317 LT A BLK 3 DL 645 LD 36

ZONING

C-2

PARCEL IDENTIFIER (PID)

013-910-027

EXISTING NET INCOME (2016 EST.)

\$78,672.06

PROPERTY TAXES (2016)

\$51,402.94

POTENTIAL NET INCOME

\$188,233.42

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ASKING
PRICE
\$4,900,000

Building 1

Building 2

