



Prime Industrial Investment

OPPORTUNITY



**1270 FRANCES STREET
VANCOUVER, BC**

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 Commercial Realty Ltd. or any of its affiliates. TRG Commercial 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 The Information may change and property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of TRG Commercial Realty.

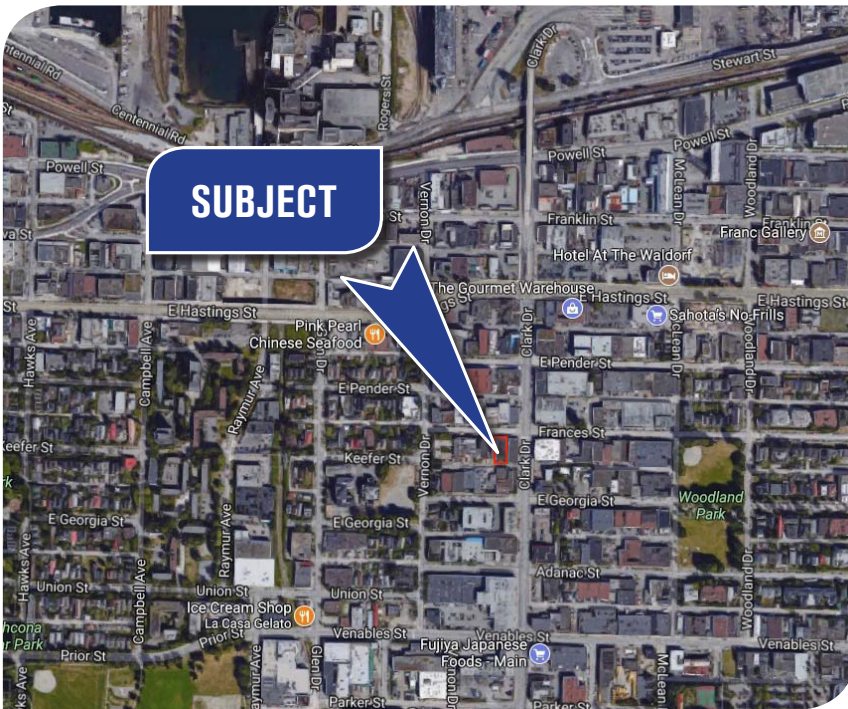
CHERYL MACKENZIE
Personal Real Estate Corporation
TEL 604 761 0209
EMAIL cheryl3656@gmail.com

www.trgcommercial.com

KARIM WINSOR
Personal Real Estate Corporation
TEL 604 319 6439
EMAIL karim@karimwinsor.com

www.karimwinsor.com

UNIQUE INDUSTRIAL INVESTMENT OPPORTUNITY



CIVIC ADDRESS

1270 Frances St. Vancouver, BC

LEGAL DESCRIPTION

LOT 7, EXCEPT PART IN PLAN 4293,
OF LOT 16 BLOCK A DISTRICT LOT 182 PLAN
176 PID: 105-696-944

ZONING

I-2 The Intent of this zone is to permit industrial and other uses that are generally incompatible with residential land use, but are beneficial in that they provide industrial and service employment opportunities or serve a useful, necessary function in the city.

DENSITY

Up to 3.0 FSR – for details on allowable uses and ratios consult the City of Vancouver Zoning Bylaw

LOT SIZE

6,689 square feet (53.3 ft. X 125 ft.)



BUILDING FEATURES

- Excellent opportunity for owner occupier
- Prime East Vancouver location
- Single level floor
- Single grade level loading door
- Parking at rear of building
- Approximately 19.5 feet to u/s of roof deck
- Approximately 16.5 feet to u/s gluelam beams
- Concrete block construction

INCOME INFORMATION

Call listing realtors

YEAR BUILT

1973

BUILDING SIZE

5,617 square feet

ASKING PRICE

\$3,969,000



CHERYL MACKENZIE

Personal Real Estate Corporation

TEL 604 761 0209

EMAIL cheryl3656@gmail.com

KARIM WINSOR

Personal Real Estate Corporation

TEL 604 319 6439

EMAIL karim@karimwinsor.com

www.trgcommercial.com

www.karimwinsor.com