

PRICED TO SELL
NOW ASKING
\$4,499,000

FOR SALE/LEASE BACK
Prime Kingsway Investment Property



1055 KINGSWAY
VANCOUVER, BC
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LOCATION

The subject property is located in Cedar Cottage which is one of Vancouver's hottest neighbourhoods. At the heart of Cedar Cottage is Kingsway which is the major thoroughfare crossing Vancouver with many new residential and retail developments.

The property is minutes away for Savio Volpe, Les Faux Bourgeois, Sal y Limon, and many other independent restaurants and businesses. The property is a block away from Charles Dickens Elementary School.

PROPERTY HIGHLIGHTS

- Well maintained building
- Future assemble potential
- Underground parking
- Walking distance to amenities
- Excellent exposure
- Excellent transit

BUILDING

Both floors are 100% tenanted by Sharon's Credit Union. The property has 4,406 square feet of retail space on the ground floor and 4,653 square feet of office space above. There are 10 underground parking stalls with an additional 3 stalls in the rear. The building has been very well maintained and is in excellent condition. The upstairs of the building will be provided in vacant condition and the ground floor will be leased for the short term at market rents.

EXECUTIVE SUMMARY

MUNICIPAL ADDRESS	1055 Kingsway, Vancouver, BC
LEGAL DESCRIPTION	Lot 11 Block 64 District Lot 301 Plan 187
PID	015-627-641
LOT SIZE	49.5 x 122 feet
BUILDING SIZE	9,059 square feet
ZONING	C-2
PARKING	13 stalls
NEW PRICE	\$4,499,000

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Underground
parking in
rear.



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