

FOR SALE

Prime Commercial Drive Investment Property



1961 COMMERCIAL DRIVE
VANCOUVER, BC

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LOCATION

This property is exceptionally well located minutes from the Commercial Skytrain station along the trendy and very busy retail corridor of Commercial Drive. The property has superb walk by traffic at all hours. The property is on a corner next to a lane with great visibility. Neighbouring properties include Prado Cafe, Belgium Fries, Spartacus Books and many other independent shops and restaurants.

BUILDING

The building is three levels with retail at grade and six residential units above. The retail space is approximately 1,909 square feet expiring June, 2024. Upstairs are six one bedroom units with many updates and renovations.

PROPERTY HIGHLIGHTS

- Exceptional location
- Five blocks from skytrain
- Corner property
- Ample street parking
- Owner occupier potential
- Upside in rents
- Rarely available
- Excellent revenue potential

EXECUTIVE SUMMARY

MUNICIPAL ADDRESS	1961 Commercial Drive, Vancouver, BC
PARKING	One stall in rear and ample street parking
ENVIRONMENTAL	Clean phase 2 report
LOT AREA	2,900 sf
PROPERTY FRONTAGE	31.87 feet
BUILDING SIZE	5,791 sf
ZONING	C-2C1
POTENTIAL NET INCOME	\$190,000
LOCATION	Corner on a lane
COMMERCIAL LEASE DETAILS	Rentable Area: 1,909 sf Net Rent Potential: \$50 psf Existing lease expiry: June 2024
ASKING PRICE	\$3,497,000
ASSESSMENT	\$3,592,000

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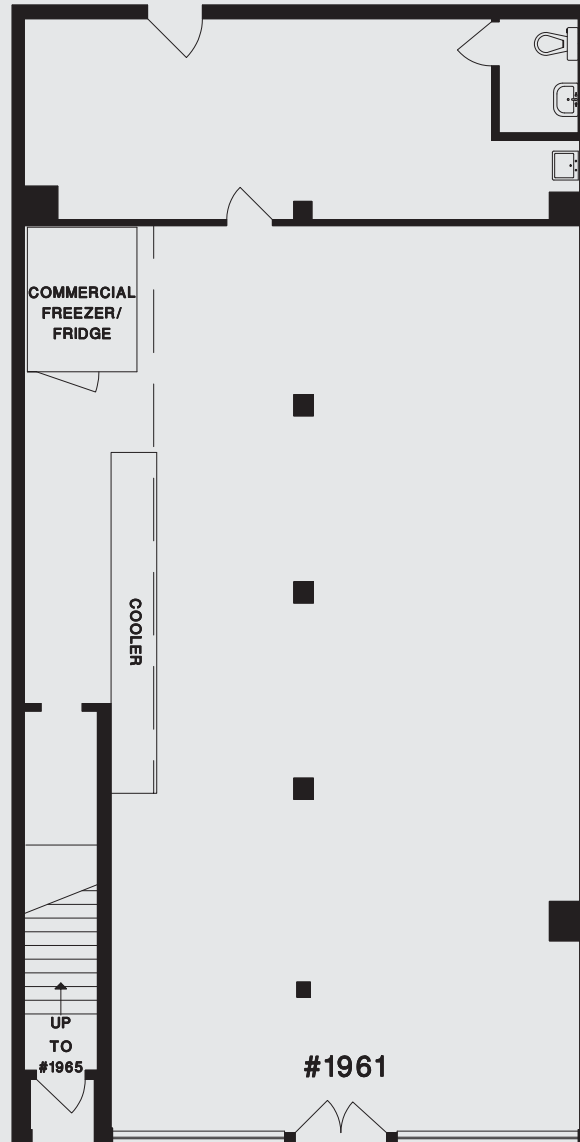


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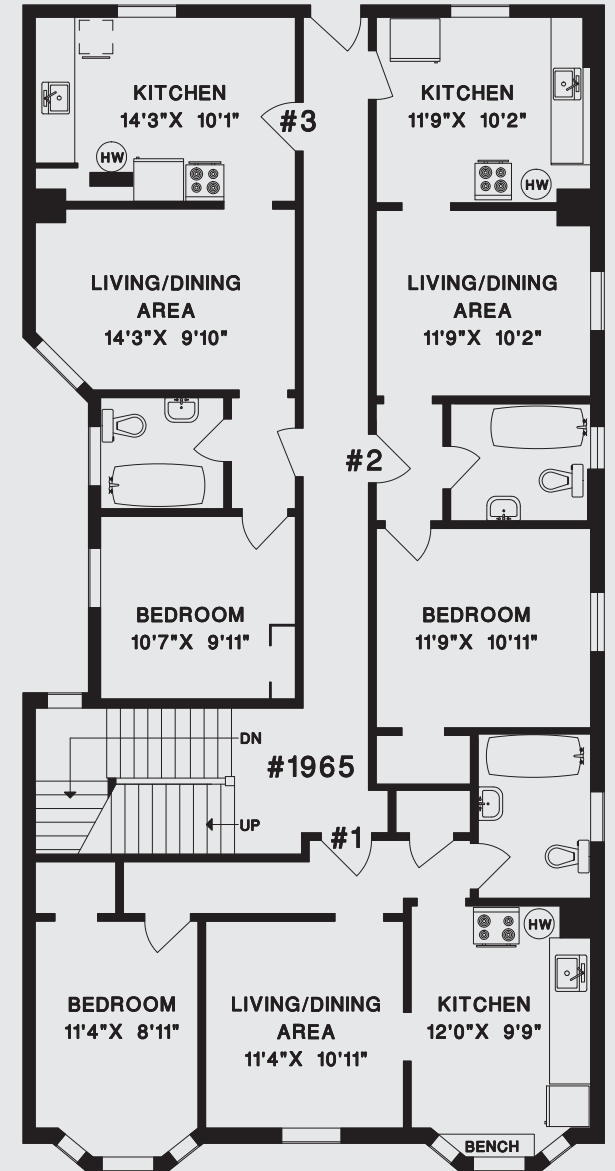
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FLOOR PLANS

MAIN FLOOR



SECOND & THIRD FLOORS





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**1961 COMMERCIAL DR.
SUBJECT PROPERTY**

E 1ST AVE.

COMMERCIAL DR.

E 4TH AVE.