

# FOR SALE

## Prime Fraser Street Investment Property and Development Site



4381 FRASER STREET  
VANCOUVER, BC

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**LOCATION**

The property is located on Fraser Street across from the new Strand development and within a block of No Frills, JJ Bean, Shoppers Drug Mart and many other independent shops and restaurants. The property is located on the northwest corner with the elevation dropping towards the lane allowing tremendous views west and north. There is ample parking in the rear of the building as well as plenty of free street parking.

**BUILDING**

The building is a two level office building with a full basement used for storage. The office area is approximately 4,500 square feet per floor with a total of 9,111 square feet. The basement is approximately 2,418 square feet. A majority of the leases are month to month with one expiring in January 2025.

The property is ideal for redevelopment with a total land area of 7,978 square feet on a corner with the elevation dropping towards the lane allowing easy access for parking and loading.

**PROPERTY HIGHLIGHTS**

- Corner location
- Ample parking
- Redevelopment potential
- Holding Income
- Owner occupier potential
- Upside in rents
- Rarely available
- Excellent view

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**EXECUTIVE SUMMARY**

|                          |   |
|--------------------------|---|
| <b>MUNICIPAL ADDRESS</b> | 4381 Fraser Street  |
| <b>PARKING</b>           | 14 stalls in rear with ample street parking                     |
| <b>ENVIRONMENTAL</b>     | Clean phase 1 report  |
| <b>LOT AREA</b>          | 7,978 SF  |
| <b>PROPERTY FRONTAGE</b> | 70.6 feet   |
| <b>BUILDING SIZE</b>     | 9,111 SF Office<br>2,418 SF Basement/Storage<br>11,529 SF Total |
| <b>ZONING</b>            | C-2   |
| <b>LOCATION</b>          | Fraser and E 28th   |
| <b>ASKING PRICE</b>      | \$6,999,000   |





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# FOR SALE

4381 FRASER ST., VANCOUVER



Metrotown

No Frills and  
Shoppers Drug  
Mart

Strand  
Development

4381 FRASER ST.  
SUBJECT PROPERTY

FRASER ST.

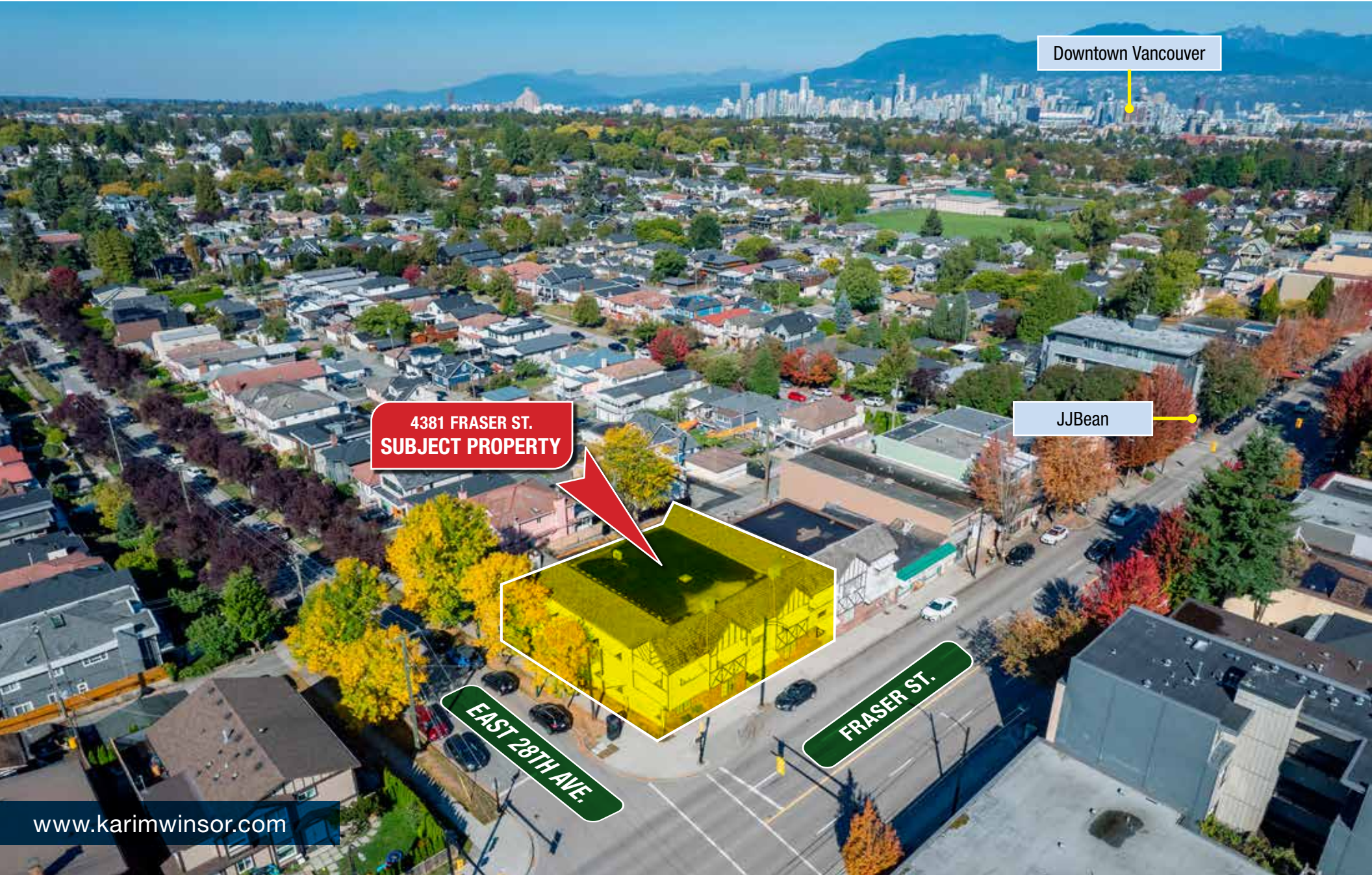


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# FOR SALE

4381 FRASER ST., VANCOUVER



Downtown Vancouver

JJBean

**4381 FRASER ST.  
SUBJECT PROPERTY**

FRASER ST.

EAST 28TH AVE.

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