

FOR SALE/LEASE
Prime Fraser Street Investment Property



4153 FRASER ST.
VANCOUVER, BC

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FOR SALE

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LOCATION

This property is located on Fraser Street in one of Vancouver's most up and coming neighbourhoods. The property is located on the west side of Fraser Street between King Edward and East 26th Street on the same block as Zab-Bite Thai, Bar Bravo and Slo Coffee. One block away is Earnest Ice Cream, Battard and Nammos.

There is tremendous growth along Fraser Street including: Qualex Landmark's 25 storey rental building at Kingsway and Fraser; Anthem's 15 storey rental building at Fraser and 17th, Locarno's 6 storey rental building at 28th and Fraser and also at 23rd and Fraser; Ventana's 5 storey rental building at King Edward and St. George; and Alabaster Home's 5 storey rental building at Prince Albert and E 33rd.

The surrounding neighbourhood has gentrified significantly in the last ten years attracting many medical professionals (close to upcoming new St. Paul's Hospital on Main Street and Terminal) and many individuals in high tech and animation industries. The neighbourhood has also attracted many young families due to the excellent surrounding schools including Charles Dicken's Elementary, Westside Montessori, Sir Charles Tupper High School and Stratford Hall. There is excellent bus service at the intersection of Fraser Street and King Edward including the #25 express bus to UBC and the #8 bus south to downtown. Main Street is minutes away.

NEW BUILDING - DEVELOPMENT PERMIT

There is a building permit available at City Hall to redevelop the site into 2,157 square feet of retail space, 862 square of upper level mezzanine and 3 underground parking stalls. All drawings, plans and fees that have been paid for and completed are available to be purchased from the seller at a cost that is in addition to the purchase price.

EXISTING BUILDING

The existing building is very large with a 2,446 square feet on the lower level, 2,125 square feet on the main floor and 2,312 square feet on the upper level for a total of 6,883 square feet.

The lower level has grade loading in the rear with a separate bathroom and storage. The main floor is fairly wide open with a few offices, bathroom and storage. The upper level has a one bedroom suite and additional office space

There is ample rear parking. Most of the building will be provided vacant except for the one bedroom rental suite. Ideal for owner users or an investor looking to add value.

EXECUTIVE SUMMARY

MUNICIPAL ADDRESS	4153 Fraser Street, Vancouver, BC
PROPERTY TAXES	\$20,984.70
PID	014-564-530
PROPERTY DIMENSIONS	31.16 feet wide by 107.87 feet deep
LOT SIZE	3,469 square feet
BUILDING SIZE	6,883 square feet
ZONING	C-2
PARKING	3 stalls in rear
PRICE	\$2,245,000

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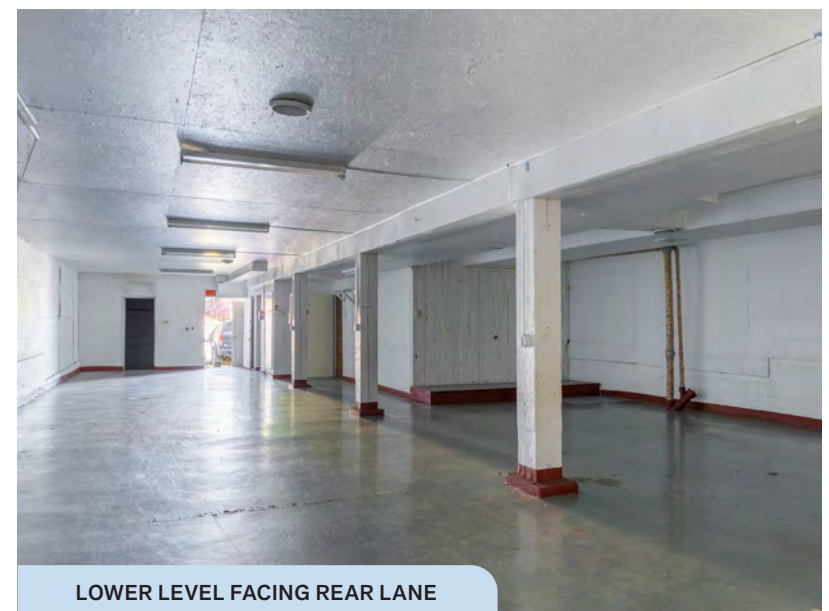
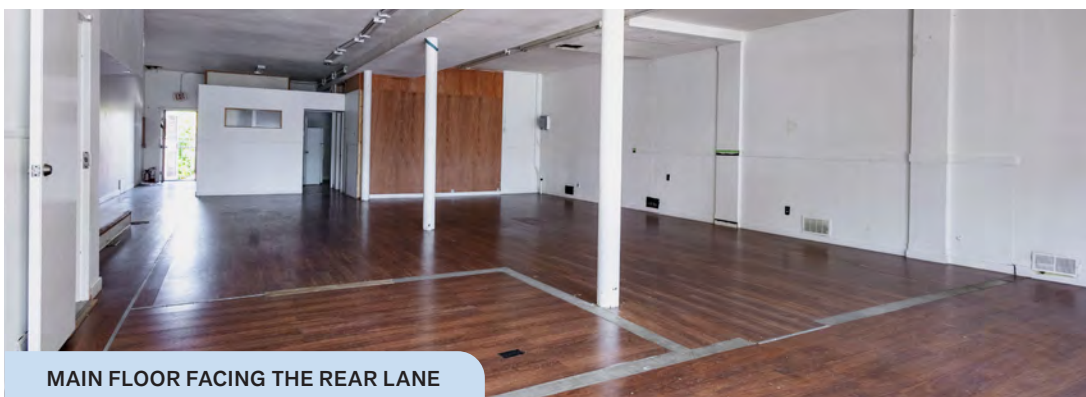
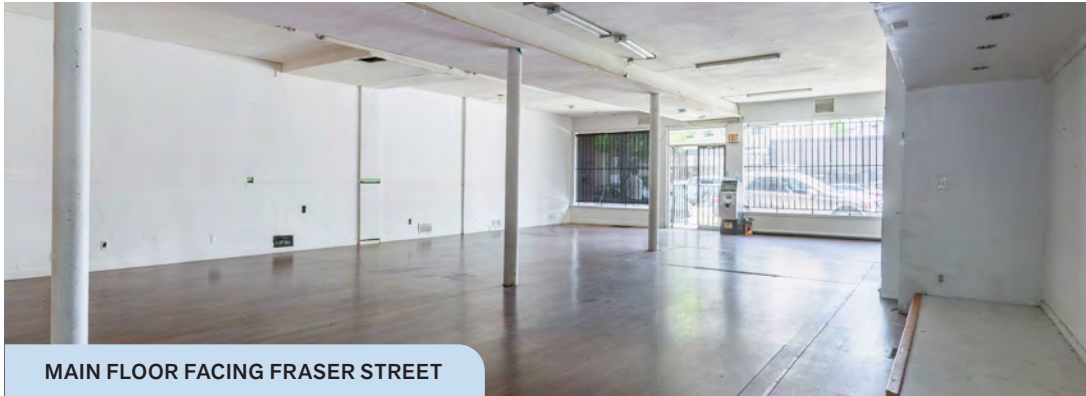


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FLOOR PLANS

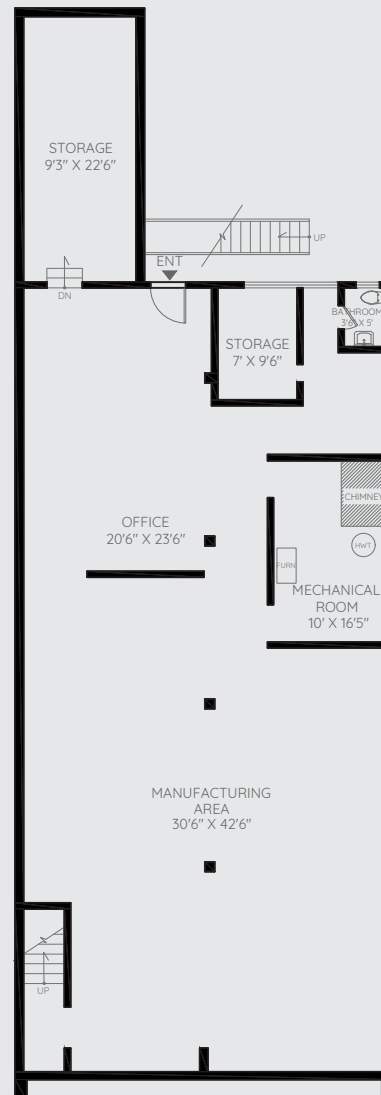


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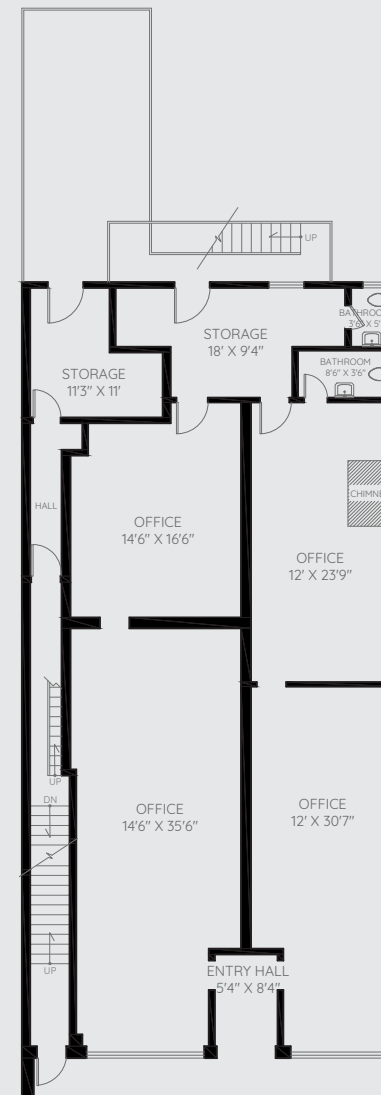
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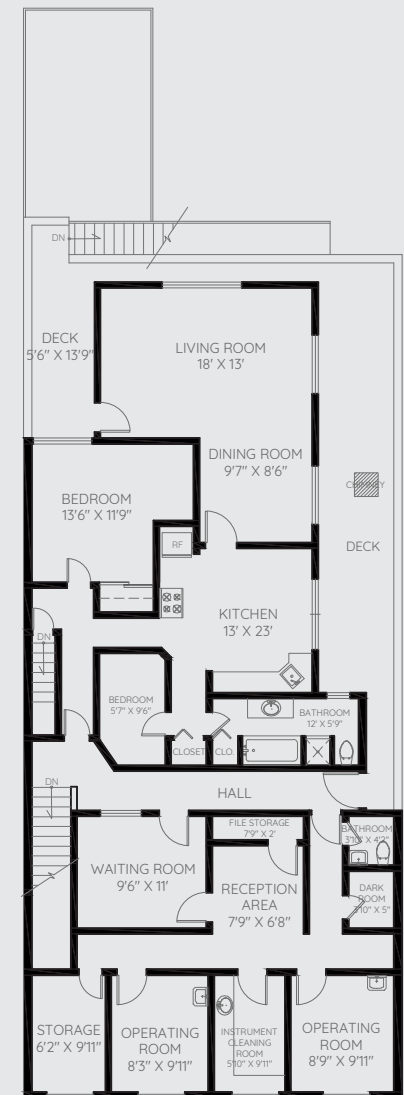
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BASEMENT
2,446 SQ.FT.



MAIN
2,125 SQ.FT.



UPPER
2,312 SQ.FT.



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DEVELOPMENT PERMIT APPLICATION

Development Permit Details

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VIEW FROM FRASER STREET



VIEW FROM LANE



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KING EDWARD

**SUBJECT
PROPERTY**

FRASER STREET