



FREE STANDING OFFICE/FLEX WAREHOUSE BUILDING IN VANCOUVER'S STRATHCONA DISTRICT

- ◆ PRIME OWNER OCCUPIER OPPORTUNITY
- ◆ 13,108 - 28,647 SQ FT OFFICE/WARHEOUSE BUILDING WITH PARKING
- ◆ 200 FEET ON TRIUMPH STREET BY 122 FEET ON SEMLIN DRIVE
- ◆ ZONED M-2

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LOCATION:

The subject property is strategically located on the southwest corner of Triumph Street and Semlin Street in Vancouver's desirable Strathcona neighbourhood.

The immediate surrounding area is characterized by a wide spectrum of uses including office, retail, residential as well as light manufacturing.

In the heart of a thriving commercial/residential/industrial district and just five minutes to Vancouver's downtown core, properties with these attributes are highly sought after yet rarely available.

SITE DESCRIPTION

Rectangular in shape, the subject property offers 198 feet of frontage on Triumph Street by a frontage of 122 feet on Semlin Street for a total site area of approximately 24,156 sq ft.

BUILDING:

An air conditioned two story mixed use office/warehouse/laboratory building. Loading can be provided from five (5) grade level loading doors with ample private parking and heavy power.

BUILDING AREA (APPROX):

1946 TRIUMPH STREET

| | |
|--------------------------------|------------------------|
| 2nd Floor A/C Office: | +/- 4,090 sq ft |
| Ground Floor Office/Warehouse: | +/- 9,063 sq ft |
| Total: | +/-13,153 sq ft |

1988 TRIUMPH STREET

| | |
|---|-------------------------|
| 2nd Floor A/C Laboratory/Office: | +/- 7,600 sq ft |
| Ground Floor A/C Laboratory/Production: | +/- 7,692 sq ft |
| Total: | +/- 15,292 sq ft |

BOTH BUILDINGS

| | |
|---------------|-------------------------|
| Total: | +/- 28,345 sq ft |
|---------------|-------------------------|

(2009) GROSS PROPERTY TAXES:

1946 Triumph Street - \$30,716
1988 Triumph Street - \$48,314

LOCATION MAP



LEGAL DESCRIPTION:

Plan 21406, Lot D, Block 28, DL184, LD 36
Plan 21726, Lot E, Block 28, DL 184, LD36

ASSESSED DESCRIPTION (2009):

1946 Triumph Street - \$1,560,000
1988 Triumph Street - \$2,342,000
Total **\$3,902,000**