

Rare High Exposure Corner Development  
Opportunity With Holding Income



**EXCLUSIVE LISTING**



# 44 West 4th Avenue, Vancouver BC

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**Rare High Exposure Corner Development Opportunity With Holding Income**

**PROPERTY ADDRESS:**

44 West 4th Avenue

**LEGAL ADDRESS:**

Plan BC P2 1809 Block 22 District Lot 200A Load District 36 Parcel H Group 1

**PID:** 026-576-465

**Sale Price:** \$11,000,000

4.5% CAP Rate:



**PROPERTY TAXES (2009):**

\$111,096.22

**ASSESSMENT (2009):**

Land:	\$5,499,000
Improvements:	\$138,000
<b>Total:</b>	<b>\$5,637,000</b>

**ZONING:**

I-1 (Industrial) - The primary intent of this Schedule is to permit light industrial uses that are generally compatible with one another and with adjoining residential or commercial districts. It is also the intent to permit advanced technology industry, and industry with a significant amount of research and development activity. Service commercial uses compatible with and complementing light industrial uses are also permitted but not offices or retail stores.

**SITE DESCRIPTION:**

**Frontage:**

On Manitoba Street 121.9'  
On West 4th Avenue 248'

**Site Area:**

44 West 4th Avenue 30,248 sq ft (3 FSR )

**DEVELOPMENT OPPORTUNITY:**

- Rarely available large development property
- Substantial holding income
- Clear title on commercial corner property with opportunity to capitalize on near record low financing rates
- Irreplaceable land, minutes to the downtown core
- Blocks to the developing southeast False Creek neighbourhood, Olympic Village, Canada Line Station, Crossroads, The Rise, Winners, Best Buy, Canadian Tire, Home Sense, Home Depot and the Cambie Street Bridge

**LOCATION:**

The subject property is located at the Southeast corner of West 4th Avenue and Manitoba Street, close to the downtown core in the rapidly evolving Main/Cambie corridor.

