



3618 Kingsway, Vancouver, BC

- 875 Sq Ft

Chris McIntyre

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DTZ Barnicke Vancouver Limited

800 – 475 West Georgia Street

Vancouver, BC

Canada V6B 4M9

**Location:**

The property is situated on the south side of Kingsway Avenue one block west of Boundary Road. This central property offers relatively easy access to many points in the GVRD via Lougheed Highway and Boundary Road. Businesses in the area include; Safeway, Telus, Starbucks, and Ramada Hotel & Suites.

Building Area:

875 square feet

Building Features:

Fully finished restaurant/cafe
2 underground parking stalls
HVAC
Close proximity to transit

Tenancy:

The unit is leased until January 6, 2016.

Zoning:

C-2 (Commercial)

Income:

The lease is fully net and generates \$14,874.96 net per annum until January 6, 2013. The rent increases to \$15,750.00 net per annum until January 6, 2016

Cap Rate:

4.95%

Property Taxes:

5,124.66 (2010)

Strata Fees:

\$186.92 per month

Asking Price:

\$300,000.00

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