



UNIQUE LANDMARK ON VANCOUVER'S EAST BROADWAY CORRIDOR

- ◆ OWNER/USER PROPERTY WITH DEVELOPMENT POTENTIAL
- ◆ +/- 12,028 SQ FT OFFICE/PRODUCTION BUILDING
- ◆ 50 FEET OF EAST 8TH FRONTAGE BY 122 FEET
- ◆ PRESTIGIOUS MAIN & CAMBIE LOCATION
- ◆ ZONED C3-A (COMMERCIAL)
- ◆ 15 PARKING STALLS

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LOCATION:

The subject property is strategically located on the northeast corner of East 8th Avenue and Quebec Street in Vancouver's desirable Main & Cambie neighbourhood.

Directly to the north, the building boasts panoramic views of Vancouver's cityscape and scenic North Shore mountains.

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

In the heart of a thriving commercial/residential/industrial district and just two 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 49.77 feet of prime frontage on East 8th Avenue by a frontage of 121.97 feet for a total site area of approximately 6,070.45 sq ft

BUILDING:

An air conditioned two story mixed use office/production building. Loading can be provided from one full height dock level loading door. The building comes with 15 private parking stalls adjacent to the property.

BUILDING AREA:

115 EAST 8TH AVENUE (AVAILABLE)	
Warehouse:	9,900 sq ft
Lot Size:	99' x 122'
Price:	\$3,250,000.00
125 EAST 8TH AVENUE	
Lower Level Office / Production Area:	6,014 sq ft
Upper Level Office:	6,014 sq ft
Total:	12,028 sq ft
Lot Size:	49.5' x 122'
Price:	\$3,100,000.00

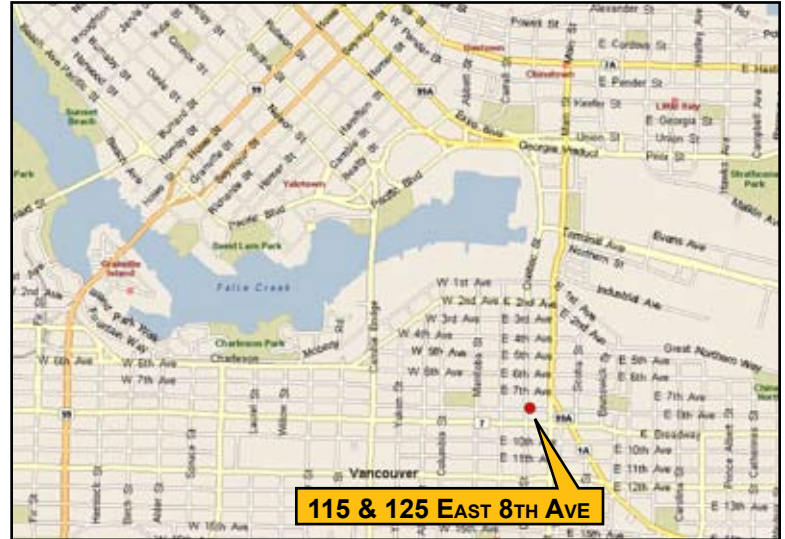
(2007) GROSS PROPERTY TAXES:

\$25,256.26

LEGAL DESCRIPTION:

Lot 1, Block 44, DL 200A, LD 36, Plan 15370

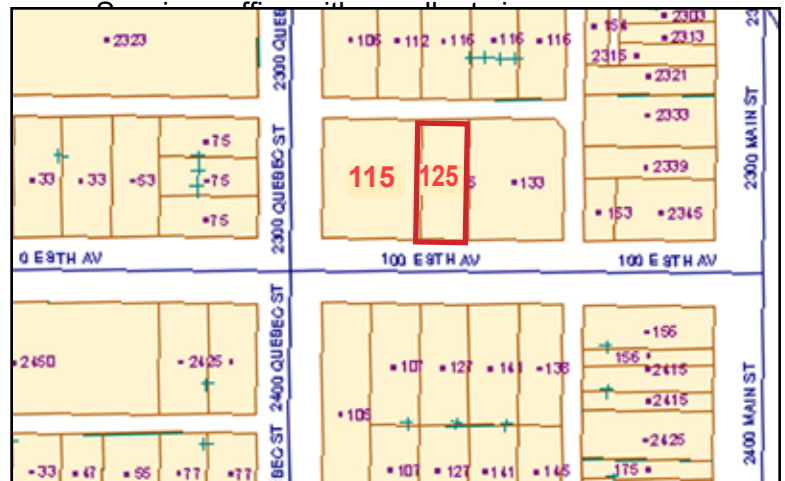
LOCATION MAP

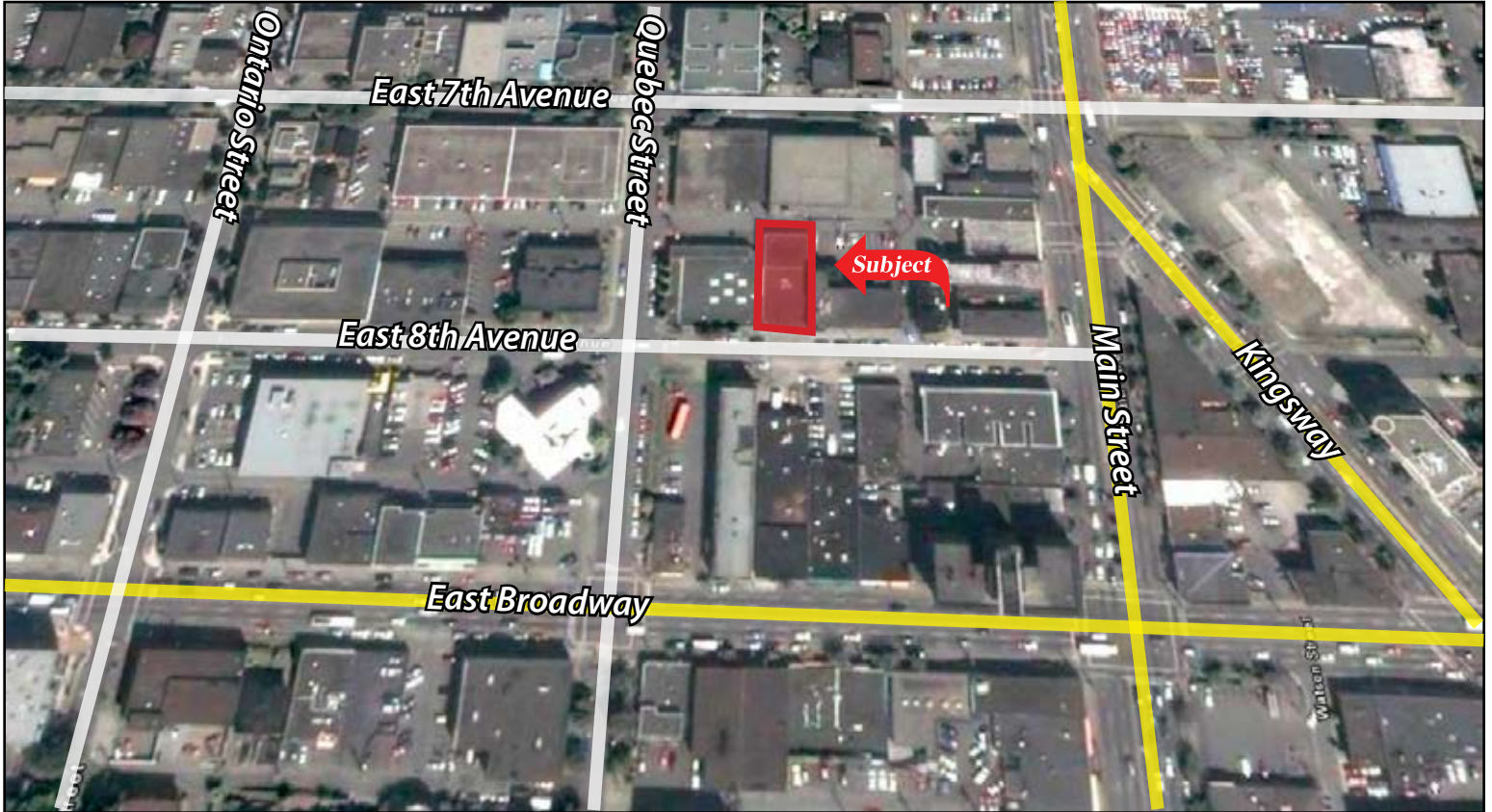


LOOKING NORTH ON MAIN STREET



BUILDING FEATURES: BLOCK PLAN



AERIAL OF THE PROPERTY**BUILDING FEATURES:**

- Spacious office with excellent views
- 1 inner dock level loading area
- 15 parking stalls
- High band width internet capabilities
- HVAC system
- Signage opportunity
- Kitchen area
- Storage/Production

ZONING:

C-3A (Commercial)

PARKING:

15 parking stalls (adjacent to the building)

ASKING PRICE:

\$3,100,000.00

REAR OF THE BUILDING



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