

**6526 - 6528 Victoria Drive, Vancouver, BC**

# **EXCEPTIONAL INVESTMENT OPPORTUNITY**



# FOR SALE - EXCEPTIONAL INVESTMENT OPPORTUNITY

## LOCATION & FUTURE GROWTH

Excellent location very close to 49th Avenue and Victoria Drive intersection. Retail exposure, lots of walk-in traffic and bus stop. Great for investors or end-user. Fully leased at present with two retail units on the street level, one second level residential suite leased, storage room and Jim Pattison street billboard/sign income. Monthly rent \$7250 x 12 = \$87,000.00 [Annual Gross] plus one of commercial tenant pays GST and other expenses! Newer Roof, some renovations were done two years ago. Excellent worded leases which protects landlords interests.

## BUILDING DETAILS

Total of 3 rental units, one storage and other street sign income.

Total Rental Space: 2900 sq ft

## PARKING

3 Parking in backyard and street parking

## LOT SIZE:

3879 sq ft [32.90 x 117.92]

## BUILDING FLOOR AREA SIZE:

2900 sq ft

## LEGAL

PL VAP1592 LT3 BLK4 DL724 LD 36

## PID:

003-382-869

## ZONING:

C2

## TENANTS:

Retail Stores, Residential, Office and Signage Income

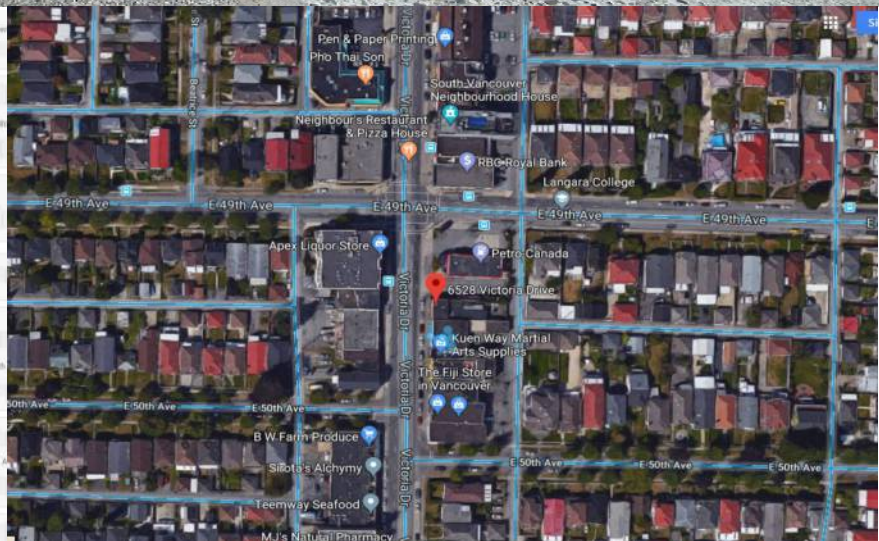
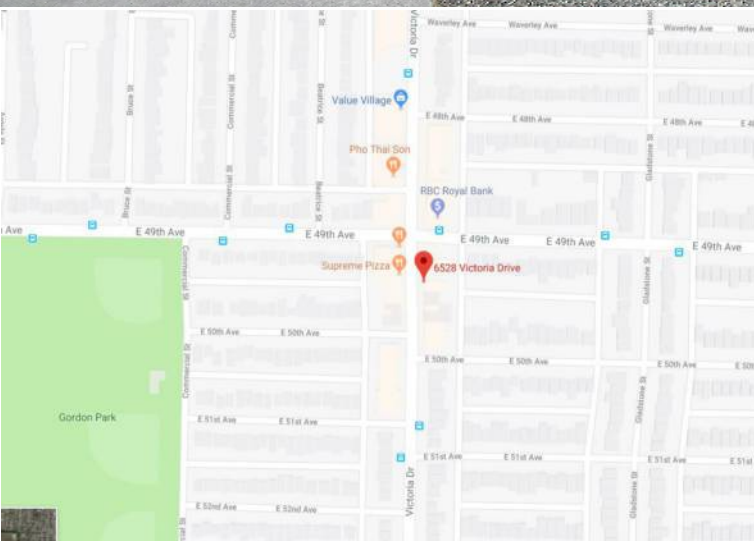
## INCOME DETAILS:

Gross Income: 87,000.00 Per Annum

**Asking Price: \$2,539,000.00**



# FOR SALE - EXCEPTIONAL INVESTMENT OPPORTUNITY





# FOR SALE - EXCEPTIONAL INVESTMENT OPPORTUNITY



**Yash Chawla** Personal Real Estate Corporation  
Cell: **604-780-3731** Tel. 604-322-3272  
Amex Fraseridge Realty  
7505 Victoria Dr. Vancouver, BC, V5P 3Z6  
Fax: 604-325-3298 [www.yashgrealestate.com](http://www.yashgrealestate.com)



All information while deemed to be correct is not guaranteed, please verify from your independent sources.