

Active
C8075203

201 1055 W BROADWAY
Fairview VW
Vancouver West
V6H 1E2

For Sale
Office

Additional Property Types:
Office

For Sale Price: **\$2,800,000**
Leased/Sold Date:
Leased/Sold Price: /

Listing Map: 



Zoning: **C3A** Gross Prop **\$20,197.50** Tax Yr: **2025** Sale Type: **Asset**
P.I.D.#: **023-038-926** Building/Complex Name:

Rarely available High quality professional building on Broadway corridor near Oak Street. This 1915 SQF corner strata office unit faces South and East with a private balcony around 250 SQF facing North, total area 2156SQF, completely furnish, current operating as real estate office which can be available to move in anytime. Ideal for professional offices including Real estate, mortgage, insurance, accounting, medical clinic, dentist, marketing and other businesses. Sales price including office facilities which you will save renovation and furniture fee over \$500K. Easy to convert to three to five enclosed offices for flexible own use or sublease. Unit location Facing downstairs the building's main lobby for eye catching. Big bonus: Next door is the building common area provides a large meeting room/lounge with big patio, lockers, kitchen and M/F washroom. Centrally located with quick access to Downtown, VGH, restaurants and future Subway running along Broadway. Best opportunity to own use or investment!

MEASUREMENTS:

Subj. Space Sq.Ft: **1,915** Space Avail for Lse:
Subj. Space Width Whse/Indust.Sq.Ft:
Subj. Space Depth: Office Area Sq. Ft:
Land Size Sq. Ft. **0.00** Retail Area Sq. Ft:
Land Size Acres: **0.00** Mezzanine Sq. Ft:
Acres Freehold: Other Area Sq. Ft:
Acres Leasehold: Main Resid. Sq.Ft:
Subj Prop Width ft.: Min. Divisible
Subj Prop Depth Max. Contig. Space:

LEASE DETAILS:

Lease Type:
Lease Expiry Date:
Lse Term/Months:
Is a Sub-lease?:
Strata Fees/Month:
Seller's Int.: **Registered Owner**
Int. In Land: **Freehold**
First Nat.Res:
Occupancy: **Vacant**

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:
Est. Additional Rent / SF:
Basic Rent per Month:
Est. Add. Rent per
Basic Rent per Annum:
Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

of Buildings: # of Docks
of Storeys: # of Grade Doors:
of Elevators: # of Loading Doors:
Parking Spaces: Clear Ceiling Ht (ft):
Year Built: **1994** Class of Space:
Building Type: **Condo Strata Complex, High-Rise (5+ storeys), Office Building**
Construction Type: **Concrete**
Potential to Redevelop? Comments:
Environ. Assess.Done? **No** Comments:

MULTI-FAMILY DETAILS:

of Bachelor Apts:
of Studio Apts:
of 1 Bdrm Apts:
of 2 Bdrm Apts:
of 3 Bdrm Apts:
of 4+ Bdrm Apts:
of Penthouse Apts:
Total # of Apts
of Other Units:
Total # of Units:
APOD Cap Rate

BUSINESS & AGRI-BUS. DETAILS:

Major Business Type:
Minor Business Type:
Business Name (d.b.a.):
Bus. Oper. Since (yr):
Confidentiality Reqd:
Major Use Description:

LISTING FIRM(S):

LDG Realty
2.

PRESENTED BY:

Danny Deng PREC* - CONTC: 778-808-9288
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http://dannydeng.com
Virtual Tour: **VirtualTourLink**



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