

630

DAVIE STREET VANCOUVER



LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



DOWNTOWN COMMERCIAL INVESTMENT OPPORTUNITY

1,100 SF BUILDING

Arash Rezai

Personal Real Estate Corporation
D 604.630.3406 C 604.356.2356
arash.rezai@lee-associates.com

James Bayley

Personal Real Estate Corporation
D 604.630.3385 C 604.719.4583
james.bayley@lee-associates.com

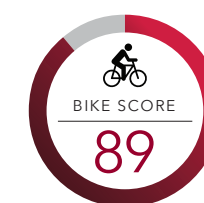
CELEBRATING OVER





Location

The subject property boasts a prime location that provides unparalleled access to the city's vibrant energy. Just a short stroll away, you'll find Yaletown's upscale boutiques and trendy dining options, as well as the lively entertainment scene on Granville Street. The picturesque Seawall, perfect for walking, jogging, or cycling, is also nearby, offering stunning views of the waterfront and easy access to the West End's charming parks and residential areas. This vibrant locale is enriched by a diverse mix of residents and businesses, making it a magnet for both locals and visitors. With seamless transportation options, including the SkyTrain and comprehensive bus routes, this site guarantees convenient accessibility for clients and employees alike.

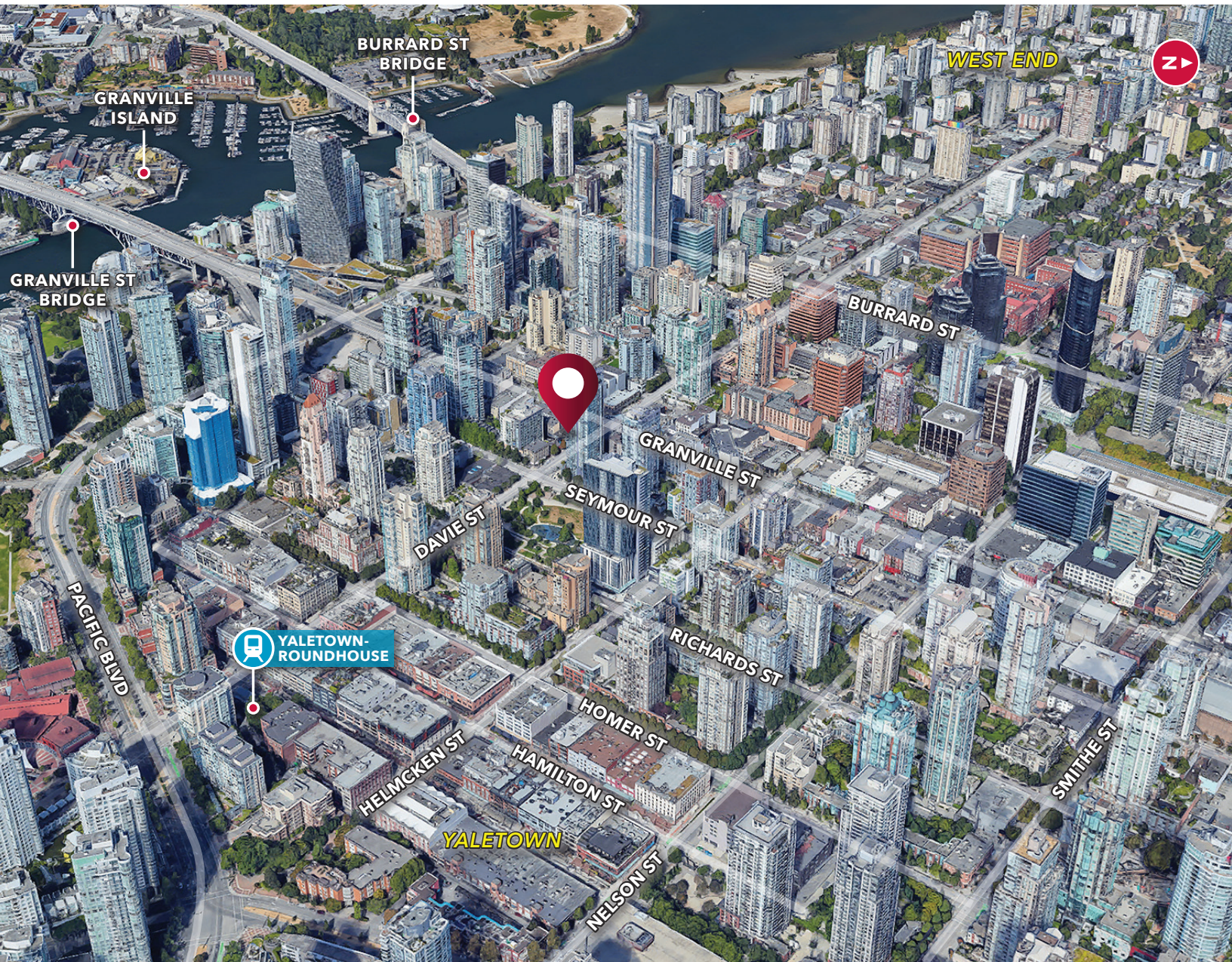


The Offering

Lee & Associates Vancouver is pleased to present the exclusive opportunity to acquire an exceptional commercial investment in the vibrant heart of downtown Vancouver. The property is currently occupied by a long term tenant, Happy Noodle House, and has the stability of a fresh five year term.

SALIENT DETAILS	
Civic Address	630 Davie Street, Vancouver, BC
Legal Description	LOT B (SEE 384827L) OF LOTS 37 AND 38 BLOCK 103 DISTRICT LOT 541 PLAN 210
PID	015-475-280
Building Size	1,100 SF
Zoning	DD (Downtown District)
Current Lease Term	5 years
NOI	Contact agent
Property Taxes	\$10,171.70
Price	\$3,147,799.00





Arash Rezai
Personal Real Estate Corporation
D 604.630.3406 C 604.356.2356
arash.rezai@lee-associates.com

James Bayley
Personal Real Estate Corporation
D 604.630.3385 C 604.719.4583
james.bayley@lee-associates.com