

FOR SALE

GROUND LEVEL RETAIL/OFFICE

1622 WEST 1ST AVENUE, VANCOUVER, B.C.



- LOCATION:** Great Location next to Granville Island. This property enjoys quick and easy access to all business locations and is close to public transit and near numerous shops and restaurants.
- AREA:** 330 square feet
- ZONING:** CD-1 (339) Comprehensive Development
- FEATURES:**
- Excellent window frontage
 - Fully air-conditioned (heat pump system)
 - Open area plan
 - Pre-engineered flooring
 - Coffee bar & sink
 - Excellent lighting for Retail
- PARKING:** One (1) parking stall #17
- PROPERTY TAX:** \$9.71 per sq. ft. plus GST (or) \$267.14 per month plus GST
- STRATA FEE:** \$8.79 per sq. ft. plus GST (or) \$241.66 per month plus GST
- SALE PRICE:** \$410,000.00
- INCOME:** The property is leased to Samsara Cycles Inc. for \$15,510.00 per year Triple Net with the Lease expiring July 31, 2023

For Further Information, Please Contact:
PETER HALL PREC* / BRADEN HALL / STEVE HALL - RE/MAX CREST
**Personal Real Estate Corporation*
Telephone: (604) 718-7300 * Facsimile: (604) 718-7307
E-Mail: peter@davieshall.ca braden@davieshall.ca steve@davieshall.ca
Website: www.davieshall.ca

