

FOR SALE

3446 & 3450 WEST BROADWAY, VANCOUVER



HQ

Commercial

TAMMY LAM

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OPPORTUNITY

Excellent opportunity to acquire a solid cash flow investment! 4.45 Cap Rate on a long term Land Lease with CMHC until 2071 with extension options. Share purchase saves on property transfer tax! Triple Net Leases with a net income of \$56,994.54 from current tenants until 2022 with options to renew. Secured parking.

LEGAL DESCRIPTION

PL LMS1647 LT 49 & 50 DL 540 LD 36

PID

019-041-357

SIZE

1,686 SF

PROPERTY TAX

\$11,553.31 (2017)

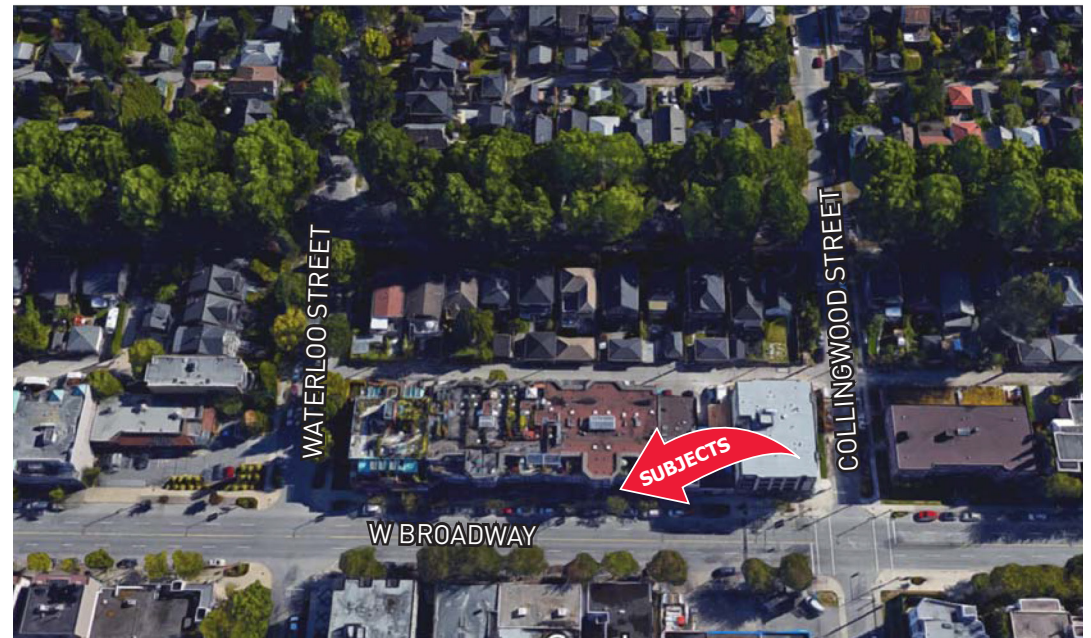
PRICE

\$1,290,000

NEIGHBOURHOOD

Kitsilano, well known as kits, is an amazing neighbourhood that runs along English Bay. This neighbourhood is always worth exploring as it is full of trendy shops and restaurants.

This property is very close to UBC, which offers a main route for transit. The area is full of restaurants and trendy shops such as Nuba and The Eat-ery. This prime location offers lots of traffic from the nearby community. Local beaches, schools, community centres are close distances away!



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