

SUMMARY


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|-----------------|---|
| SIZE | 1,422 SF |
| CAP RATE | 4.21% |
| ZONING | C-2C1 |
| TAXES (2018) | \$11,200.29 |
| PID | 028-364-004 |
| LEGAL DECIPTION | SL 4 DL 264A GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS4163 |
| PRICE | \$1,200,000 |

LOCATION

The property is strategically located on Commercial Drive, few blocks South of the East Broadway. Restaurants, retail stores, and John Hendry Park (Trout Lake) are all just minutes away. Nearby is the Commercial Broadway Skytrain Station which provides convenient access to areas in and throughout the Lower Mainland.

BUILDING HIGHLIGHTS

| | |
|------------|----------------|
| — | — |
| HVAC | Lunchroom |
| — | — |
| Storefront | 1 parking spot |

| | | | |
|---|--|--|---|
|  Commercial | Dean Thomas* CCIM 604 726 7137 deanthomas@hqcommercial.ca | HQ Commercial 320 - 1385 West 8th Avenue Vancouver BC V6H 3v9 | 604 899 1122 604 604 4819 hqcommercial.ca |
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