



Commercial

FOR SALE

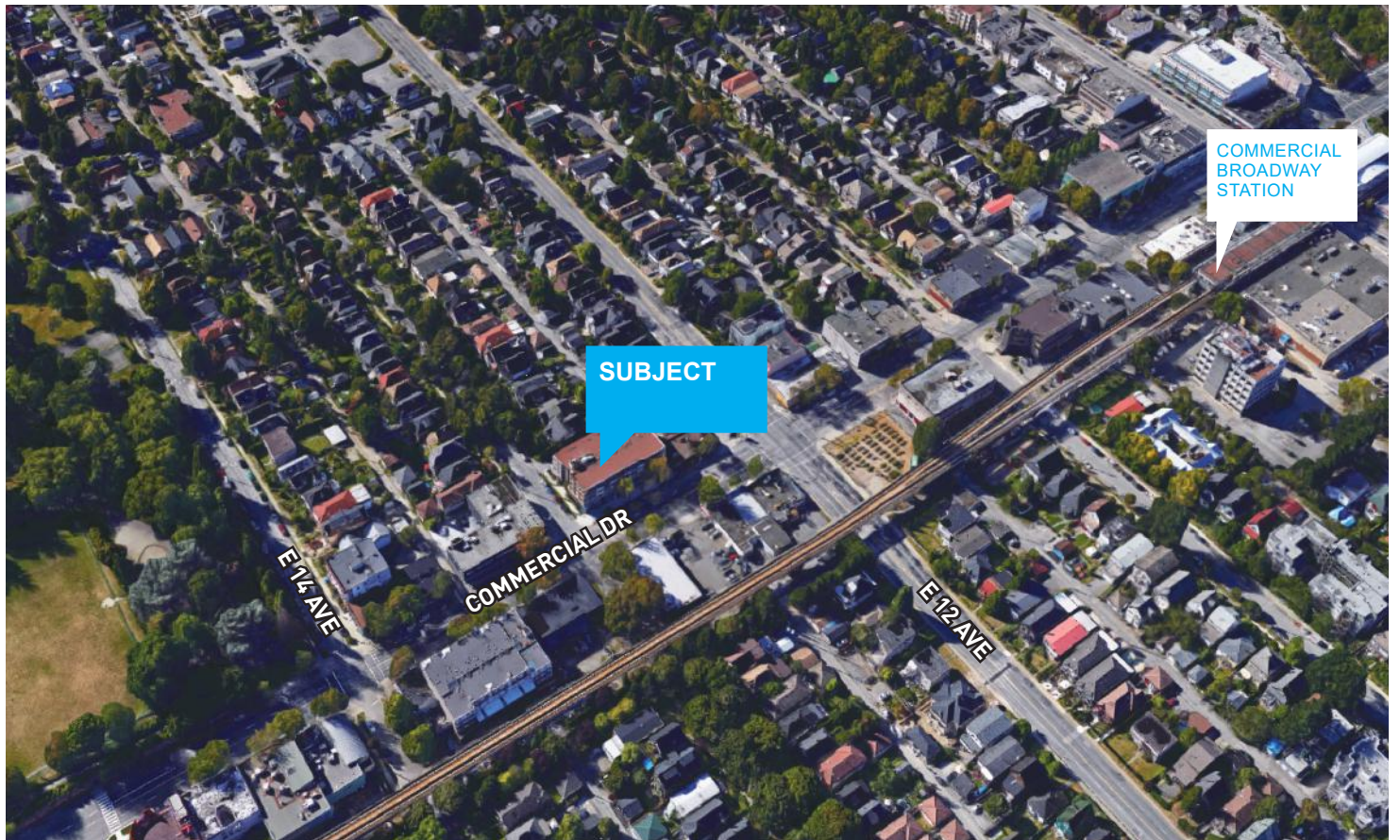
MIXED-USE STREET RETAIL

**2899 COMMERCIAL DRIVE,
VANCOUVER**



OPPORTUNITY

Investment Opportunity - Retail/Office Space in East Vancouver retail/office space at Commercial Drive and 12th Avenue with tenant in place. This unit has excellent corner exposure for high visibility to pedestrian and vehicle traffic. Ample street parking available with secure underground parking. Tenant is currently in place, unit will be vacant at the end of October.



SUMMARY

SIZE	1,422 SF
CAP RATE	3.74 %
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	\$1,250,000

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

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HVAC	Lunchroom
—	—
Storefront	1 parking spot

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