

HQ

Commercial

FOR SALE

PRIME RETAIL/OFFICE INVESTMENT

1376 -1378 W PENDER ST,  
VANCOUVER

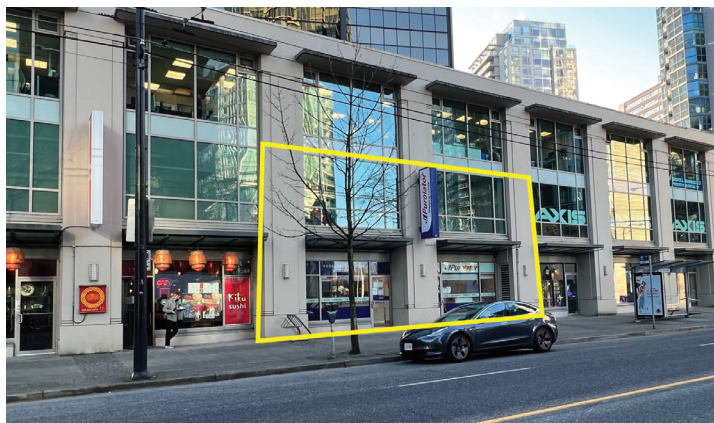


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HQ Commercial  
1330 Granville Street  
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## OPPORTUNITY

Acquire a nationally tenanted investment property with Purolator. Downtown Vancouver's Coal Harbour, the building benefits from excellent exposure on West Pender with a tremendous traffic count both incoming and departing Vancouver. These combined strata lots total 3,320 SF comprised of 1,974 SF on the main floor featuring floor to ceiling windows two entrances and a flagship presence. The second floor offices are 1,346 SF with ample natural light and ocean views.

## LOCATION

Prime Coal Harbour location with excellent street parking located at the entrance to the Georgia Street – West Pender thoroughfare. Numerous residential units surround this location combined with large traffic count make this one of Purolator's premium locations in Vancouver.

## SUMMARY

MAIN FLOOR 2ND FLOOR OFFICE	1,974 SF 1,346 SF 3,320 SF
ZONING	(DD) DOWNTOWN DISTRICT
PIDS	025-705-776 / 025-705-784
STRATA FEES	\$861.36
TAXES (2022)	\$24,524.50
SALE PRICE	\$4,700,000

## BUILDING HIGHLIGHTS

Long-term national tenant  
(Purolator)

Ample street parking &  
two enclosed parking  
stalls

3.32% Cap Rate

Escalated income\*

Large glass storefront with  
high exposure location

Walking distance to variety  
of restaurants & amenities

Upstairs offices

HVAC & alarm system

Private lunchroom &  
washrooms

Excellent ambient light

Transit stop outside

\*Rent roll upon signing NDA  
go to [purovest.com](http://purovest.com)

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\* Personal Real Estate Corporation

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