

HQ

Commercial

FOR SALE

PRIME RETAIL/OFFICE INVESTMENT

1376 -1378 W PENDER ST,  
VANCOUVER

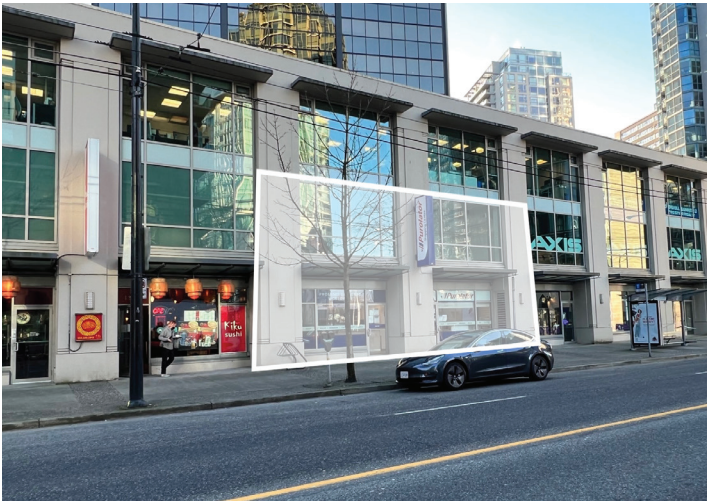


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HQ Commercial  
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## OPPORTUNITY

Acquire a long term tenanted investment with Purolator. The Property benefits from excellent exposure on West Pender with a tremendous traffic count both incoming and departing Vancouver. These two strata lots are 3,320 SF total comprised of 1,974 SF 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 (2021)	\$25,014
SALE PRICE	\$4,995,000

## BUILDING HIGHLIGHTS

Long-term national tenant (Purolator)	Ample street parking & two enclosed parking stalls
Escalated income*	HVAC & alarm system
Large glass storefront with high exposure location	Walking distance to variety of restaurants & amenities
Upstairs offices	Transit stop outside
Private lunchroom & washrooms	Excellent ambient light

\*Rent roll upon signing NDA

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