

HQ

Commercial

FOR SALE

ACADEMIC LEARNING BUSINESS WITH
PROPERTY FOR SALE IN THE FRASER VALLEY

PRIME INVESTMENT
OVER 5.7% CAP RATE



Nhi Denis*
604 351 8089
nhi@icivancouver.com

HQ Commercial
1330 Granville Street
Vancouver BC V6Z 1M7

604 899 1122
604 628 3788
hqcommercial.ca





OPPORTUNITY

To acquire a successful ongoing business situated on a corner property with plenty of outdoor play area. The property is approx. ½ acre with great future redevelopment potential. Enjoy an high return on the business while the land continues to appreciate in value and primed to be redeveloped into a multifamily site.

ZONING

P2 (PRIVATE INSTITUTIONAL)

CAP RATE

5.7%

ASKING PRICE

\$7,500,000

NDA required to get full package

PROPERTY HIGHLIGHTS

—
Walking distance to
variety of amenities

—
Transit friendly

—
Property is zoned P2
which allows for a range
of uses

—
Close commute to
Kwantlen Polytechnic
University

—
Back lane access

—
Postive cash flow business

—
Ample street
parking

—
Potential redevelopment
site



Nhi Denis*
604 351 8089
nhi@icivancouver.com

HQ Commercial
1330 Granville Street
Vancouver BC V6Z 1M7

604 899 1122
604 628 3788
hqcommercial.ca