

HQ

Commercial

FOR SALE

PRIME RETAIL/OFFICE INVESTMENT

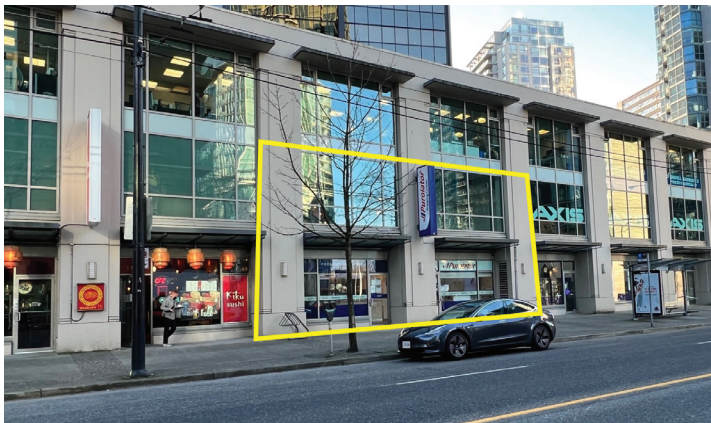
1376 - 1378 W PENDER ST,
VANCOUVER



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HQ Commercial
1330 Granville Street
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OPPORTUNITY

Acquire a nationally tenanted investment property with Puroiator. 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 3,339 SF comprised of 1,957.8 SF on the main floor featuring floor to ceiling windows two entrances and a flagship presence. The second floor offices are 1,381.5 SF with ample natural light and ocean views.

SUMMARY

MAIN FLOOR 2ND FLOOR OFFICE	1,957.8 SF <u>1,381.5 SF</u> 3,339 SF
ZONING	(DD) DOWNTOWN DISTRICT
PIDS	025-705-776 / 025-705-784
STRATA FEES	\$861.36
TAXES (2023)	\$28,648.30
SALE PRICE	\$3,999,000

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 Puroiator's premium locations in Vancouver.

BUILDING HIGHLIGHTS

Long-term national tenant (Puroiator)

3.9% Cap Rate

Large glass storefront with high exposure location

Upstair offices

Private lunchroom & washrooms

Transit stop outside

Ample street parking & two enclosed parking stalls

Escalated income*

Walking distance to variety of restaurants & amenities

HVAC & alarm system

Excellent ambient light

*Rent roll upon signing NDA
go to purovest.com

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