

FOR SALE/LEASE BACK
Prime Kingsway Investment Property



1055 KINGSWAY

VANCOUVER, BC

www.karimwinsor.com

KARIM WINSOR

Personal Real Estate Corporation

TEL 604 319 6439

EMAIL karim@karimwinsor.com





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LOCATION

The subject property is located in Cedar Cottage which is one of Vancouver's hottest neighbourhoods. At the heart of Cedar Cottage is Kingsway which is the major thoroughfare crossing Vancouver with many new residential and retail developments.

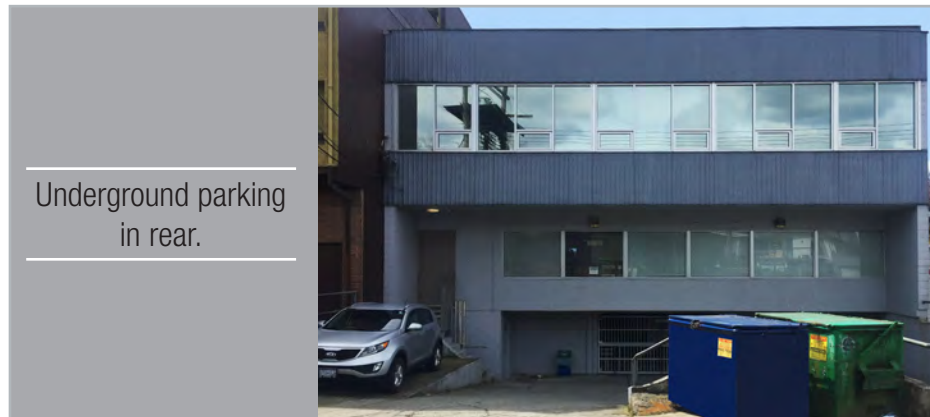
The property is minutes away for Savio Volpe, Les Faux Bourgeois, Sal y Limon, and many other independent restaurants and businesses. The property is a block away from the coveted Charles Dickens Elementary School.

PROPERTY HIGHLIGHTS

- Well maintained building
- Underground parking
- Excellent exposure
- Future assemble potential
- Walking distance to amenities
- Excellent transit
- 4% cap rate
- Triple A tenant

BUILDING

Both floors are 100% tenanted by Sharon's Credit Union. The property has 4,406 square feet of retail space on the ground floor and 4,653 square feet of office space above. There are 10 underground parking stalls with an additional 3 stalls in the rear. The building has been very well maintained and is in excellent condition.



EXECUTIVE SUMMARY

MUNICIPAL ADDRESS	1055 Kingsway, Vancouver, BC
LEGAL DESCRIPTION	Lot 11 Block 64 District Lot 301 Plan 187
PID	015-627-641
LOT SIZE	49.5 x 122 feet
BUILDING SIZE	9,059 square feet
ZONING	C-2
GROSS INCOME	TBD
NET OPERATING INCOME	\$247,887.50
COMMERCIAL LEASE DETAILS	Rentable Area Main Floor: +/-4,406 sf Rentable Area 2nd Floor: +/- 4,653 sf Net Rent Main Floor: \$32.50 psf Net Rent Second Floor: \$22.50 psf
LEASE EXPIRY	April 30, 2026 plus 3 year option
ASKING PRICE	\$5,999,000

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