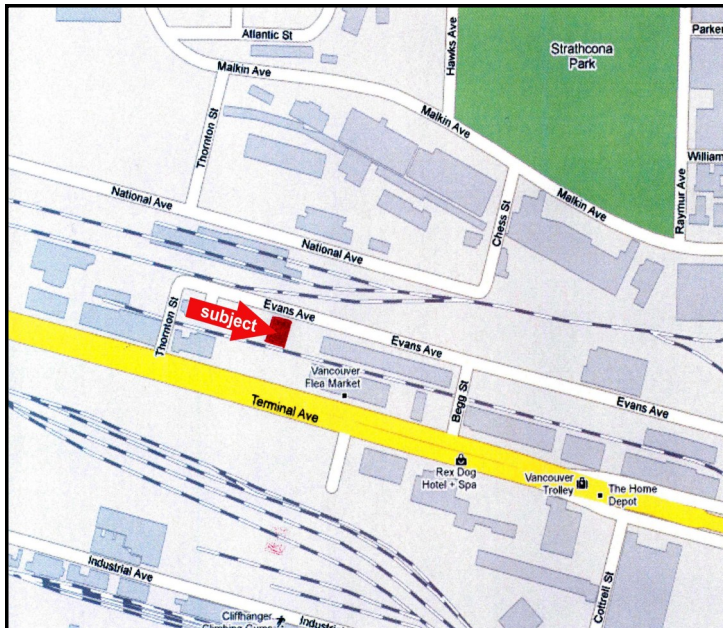


FOR SALE

LAST INVESTMENT OPPORTUNITY **FALSE CREEK STRATA WAREHOUSE UNIT**



654 EVANS AVE, VANCOUVER, B.C.



LOCATION:

Built in 2009, the subject property is located on Evans Avenue between Thorton and Beggs Street, one block north of Terminal Avenue. This light industrial area has been developed and the warehouse units are situated between the Lexus car dealership on the left and Cool King Refrigeration on the right.

Its strategic location provides convenient access to Downtown Vancouver via the Georgia Viaduct, to Highway 1 via Terminal and First Avenue and to Vancouver south via Main Street.

ZONING: I-2 (Industrial)



For more information, please contact
DEREK LEE (dlee@prospero.ca)
PROSPERO INTERNATIONAL REALTY INC.

www.prospero.ca

517 - 1177 WEST HASTINGS STREET, VANCOUVER, BC V6E 2K3

TEL: (604) 669-7733 FAX: (604) 669-2921

FOR SALE

STRATA WAREHOUSE UNIT 654 EVANS AVE, VANCOUVER B.C.

IMPROVEMENTS:

The strata warehouse unit is fully serviced with sanitary, sewer, electricity, sprinkler and water connections.

The unit will be sold with a grade level loading door, finished washrooms on main and mezz floors, and 3 designated parking stalls.

Ceiling Heights: 11' clear under mezzanine and 11' clear above mezzanine. 24' clear in the warehouse area. Floor load: 500 lbs. Electrical: 225 Amp, 120/208 Amp, 3-phase power

OPERATING COSTS AND PROPERTY TAXES:

Annual Strata fee :\$1.68 per sq. ft.

Annual Property taxes: \$4.36 per sq. ft. approx.

LEGAL DESCRIPTION:

Lot 3, District Lot 2037, Group 1, New Westminster District, Strata Plan BCS3429

P.I.D.#027-913-180



For more information, please contact

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604-699-3477

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AVAILABLE UNIT:

The strata consists of 7 units and 6 of them were sold. This is the last one on the market. The warehouse unit is currently available with tenancy. See information below.

Unit 654	
Frontage x Depth	21' x 76.2'
Main Floor Area	1,652
Mezz Floor Area	<u>1,153</u>
Total Area	2,805
Parking Stalls (No#)	3 (#5, #6, #18)
2012 Property Taxes (\$ per sq.ft.)	\$12,218.96 \$4.36
2012 Strata Fees (\$ per sq.ft.)	\$392.21 per month \$1.68
Annual Net Rental	\$39,270
Sales Price	\$850,000
Capitalization Rate	5%
Lease Expiry	31-Dec-14
Renewal Option	1 x 2 years @market rate

FOR SALE

STRATA WAREHOUSE UNITS 654 EVANS AVENUE, VANCOUVER, B.C.

