

INVESTMENT OPPORTUNITY

550

DENMAN STREET,
VANCOUVER, BRITISH COLUMBIA
FOR SALE

**AVISON
YOUNG**

Intelligent
Real Estate Solutions

www.avisonyoung.com

For more information please contact:

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Opportunity

Avison Young (Canada) Inc, is pleased to offer for sale a boutique two (2) storey concrete block commercial property located at the foot of Denman Street in Vancouver, BC. Built in 1999 this property offers a rare opportunity for an owner/user or investor to acquire a commercial property that is currently fully leased to two (2) tenants. The property offers excellent exposure to Denman Street and frontage to the seawall.

Location

Located on the waters edge, in the Coal Harbour District of Downtown Vancouver, the property is situated to offer easy access to and from the North Shore as well as Downtown and surrounding areas. The immediate area offers numerous well known restaurants, bars and hotels such as Carderos Restaurant, Lift Bar and Grill, Cafe de Paris, The Westin Hotel and the newly constructed Loden Hotel. The property is within walking distance to Stanley Park and the many shops and services located along Denman Street. The marinas located directly in front of the property are a major hub for a number of Vancouver's yacht charter companies.



Investment Highlights

- ✓ Prime waterfront location
- ✓ Spectacular mountain and ocean views
- ✓ Concrete construction (1999)
- ✓ Secure underground parking
- ✓ Strong retail tenant
- ✓ Fully builtout 2nd floor office space
- ✓ Stunning patios
- ✓ Elevator access (security controlled)
- ✓ Individually metered units
- ✓ Two (2) 40 foot marina slips available





100 & 200 - 550 DENMAN STREET



Current Tenants

UNIT 100:

Crime Lab Restaurant Lease expiry April 30, 2013

UNIT 200:

Spirit Yacht Charters Term Ends June 14, 2010

Property Summary

BUILDING SIZE:

Unit 100 2,495 sf

Unit 200 1,795 sf

Total 4,290 sf

PARKING: Six (6) secured underground

ZONING: C-2 Commercial

LEGAL DESCRIPTION:

Unit 100 PID: 024-621-854
 PL LMS4025, LTI, LD 36
 District Lot Public Harbour
 Undiv 2319/189974

Unit 200 PID: 024-621-862
 PL LMS4025, LT2, LD 36
 District Lot Public Harbour
 Undiv 1669/189974

PROPERTY TAXES: \$60,009.51 (2009)

STRATA FEES: \$21,370.00 (2009)

FINANCING: Treat as clear title

PRICE: \$5,000,000

partnership.
performance.



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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate (B.C) Inc.



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