

HQ

Commercial

FOR SALE

PRIME RETAIL/OFFICE INVESTMENT

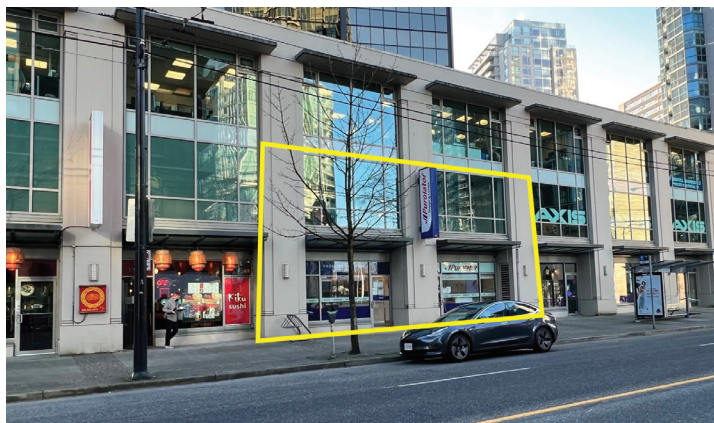
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VANCOUVER



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HQ Commercial
1330 Granville Street
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OPPORTUNITY

Acquire a nationally tenanted investment property with Purolator. 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 Purolator's premium locations in Vancouver.

BUILDING HIGHLIGHTS

—	—
Long-term national tenant (Purolator)	Ample street parking & two enclosed parking stalls
—	—
3.9% Cap Rate	Escalated income*
—	—
Large glass storefront with high exposure location	Walking distance to variety of restaurants & amenities
—	—
Upstair offices	HVAC & alarm system
—	—
Private lunchroom & washrooms	Excellent ambient light
—	—
Transit stop outside	*Rent roll upon signing NDA go to purovest.com

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