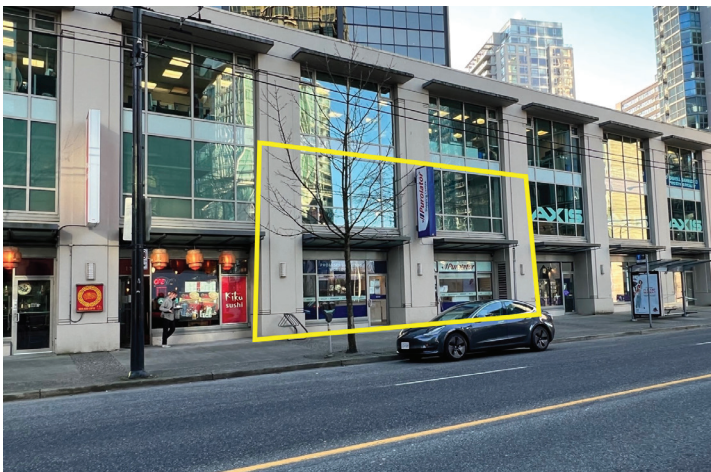


HQ

Commercial

FOR SALE

PRIME RETAIL/OFFICE INVESTMENT

**1376 - 1378 W PENDER ST,
VANCOUVER****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.



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.

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 (2024)	\$31,206.10
CAP RATE (2025)	4.09%
SALE PRICE	\$3,999,000

BUILDING HIGHLIGHTS

— Long-term national tenant (Purolator)

— Escalated income*

— Ample street parking & two enclosed parking stalls

— Transit stop outside

— 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

*Rent roll upon signing
NDA go to purovest.com

 Commercial	Dean Thomas* CCIM 604 726 7137 deanthomas@hqcommercial.ca	604 899 1122 604 604 4819 purovest.com	HQ Commercial 1330 Granville Street Vancouver BC V6Z 1M7
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* Personal Real Estate Corporation
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