

Prime Development Site with Holding Income For Sale Vancouver, BC

3701-3743 West Broadway, Vancouver, BC V6R 3B9



Civic Addresses

3701 West Broadway, Vancouver BC V6R 3B9
3743 West Broadway, Vancouver BC V6R 3B9

MLS Information

3701 W Broadway MLS# V4033146
3743 W Broadway MLS# V977530

Virtual Tour

View Virtual Tour at sharonlum.com/mylistings.html

Zoning

3701 West Broadway - Commercial C-2 zoning
3743 West Broadway - Residential RS-1 zoning

Lot Size

3701 West Broadway - 16,984 sf (approx. 135 ft x 125 ft)
3743 West Broadway - 6,250 sf (50 ft x 125 ft)
Total area is 23,234 sf (approx. 185 ft along West Broadway x 125 ft along Alma Street)

Building Size

3701 West Broadway - Usable Area 8084 sf, Common Area 163 sf, Rentable Area 8,247 sf

Property Taxes (2012)

3701 West Broadway \$109,127.30
3743 West Broadway \$6,554.64
Total Property Taxes \$115,681.94

Annual Income

Current \$110,000/year
Potential \$147,000/year

Asking Price

\$12,500,000.00



Sharon Lum
林麗儀
B.Com(UREC)
Associate Broker



RE/MAX

Select Properties

Independently Owned and Operated

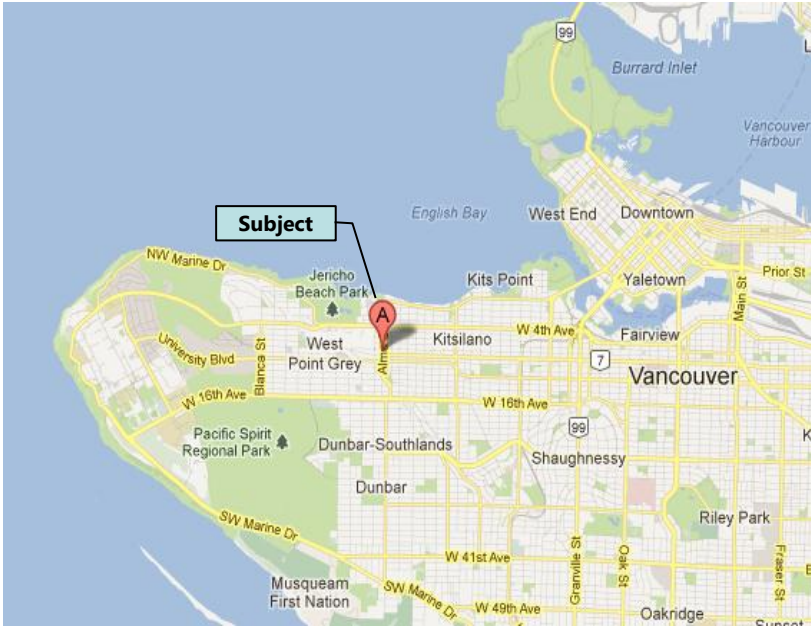
5487 West Broadway, Vancouver, BC Canada V6M 3W5

604.813.0033 | sharon@sharonlum.com | www.sharonlum.com

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Premium Location

This property is located at the northwest corner of West Broadway & Alma Street in the prestigious Point Grey neighbourhood. This prime Vancouver Westside location is minutes to the University of British Columbia (UBC), the University Golf Course, Jericho Beach, Locarno Beach, and Spanish Banks. It is within walking distance to W Broadway and W 4th shopping districts, transit, and West Point Grey Academy private school.

Upside Opportunity

A rarely offered retail strip mall plus the adjacent 50' x 125' property in the prime Point Grey area. The property density is under-utilized with the present zoning and has an excellent re-development potential for a mixed-use building. The area is currently a transit hub and has potential to be a future location for a transit station going to UBC.

Legal Description

PID: 001-489-308

LOT 9 EXCEPT THE SOUTH 7 FEET AND THE EAST 7 FEET NOW HIGHWAYS BLOCK 193 DISTRICT LOT 176 PLAN 4581

PID: 001-489-847

LOT A (SEE 368932L) BLOCK 193 DISTRICT LOT 176 PLAN 4581

PID: 005-111-706

LOT 12 BLOCK 193 DISTRICT LOT 176 PLAN 4581



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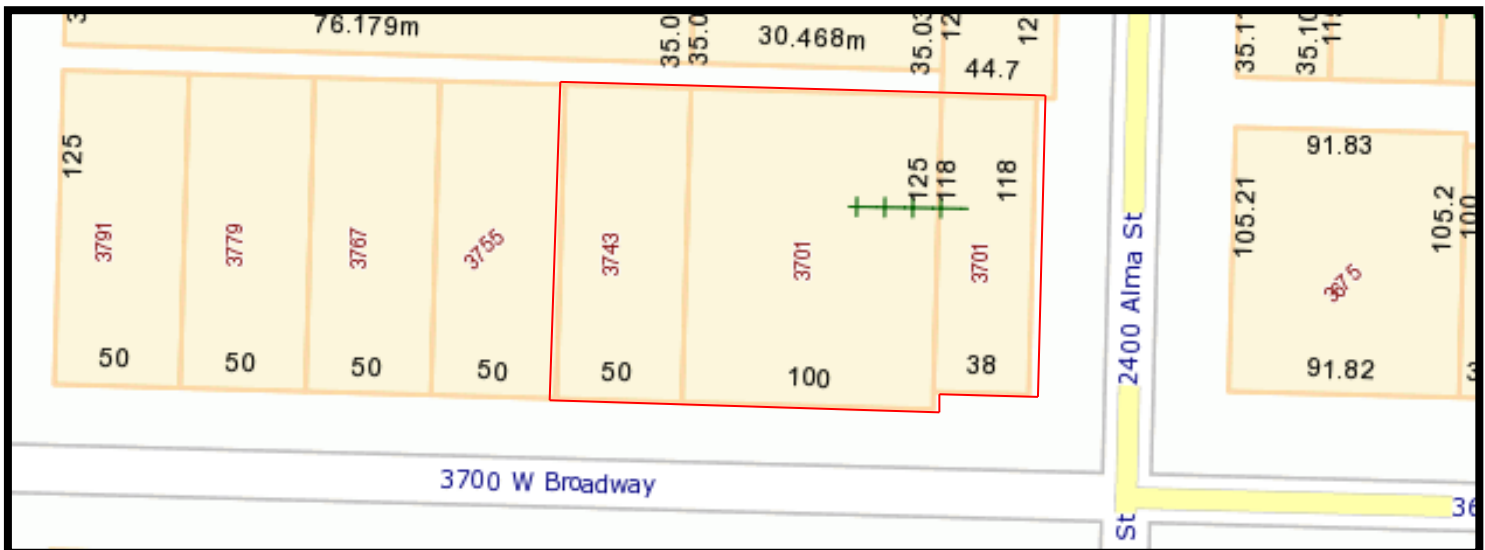
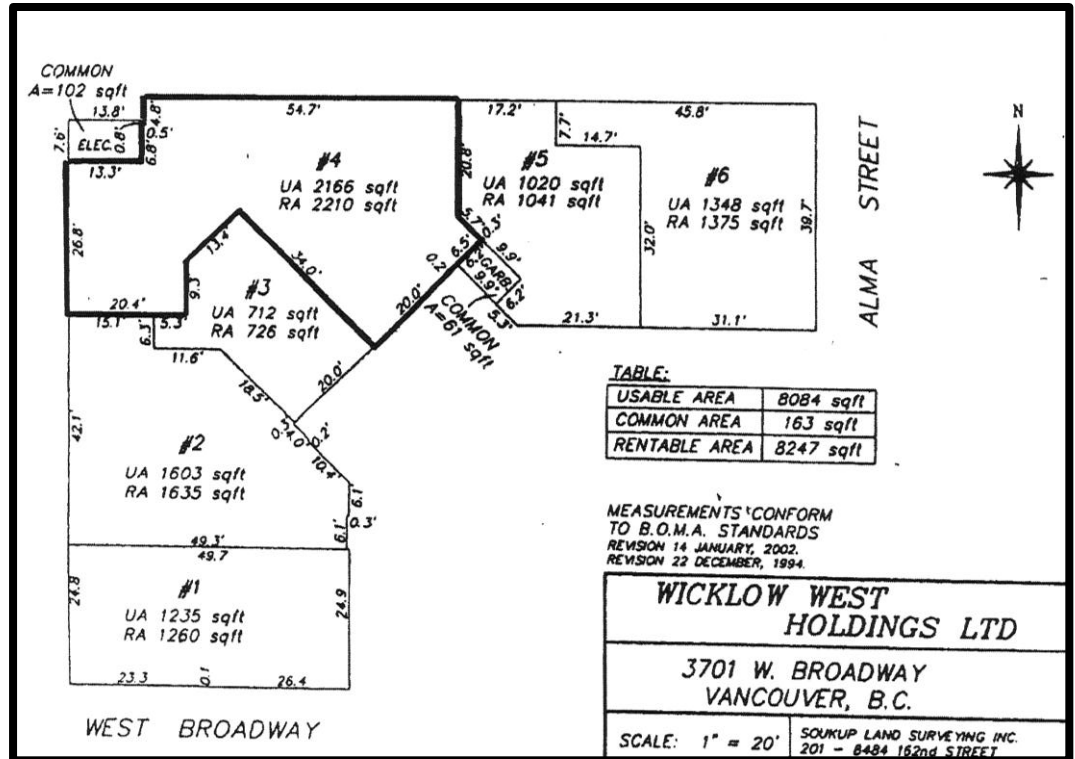
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Alma Plaza Tenant Roll

- Unit #1**
Alma Food Store
- Unit #2**
The Foam Shop
- Unit #3&4**
Le Petit Spa
- Unit #5**
Vacant
- Unit #6**
True Confections



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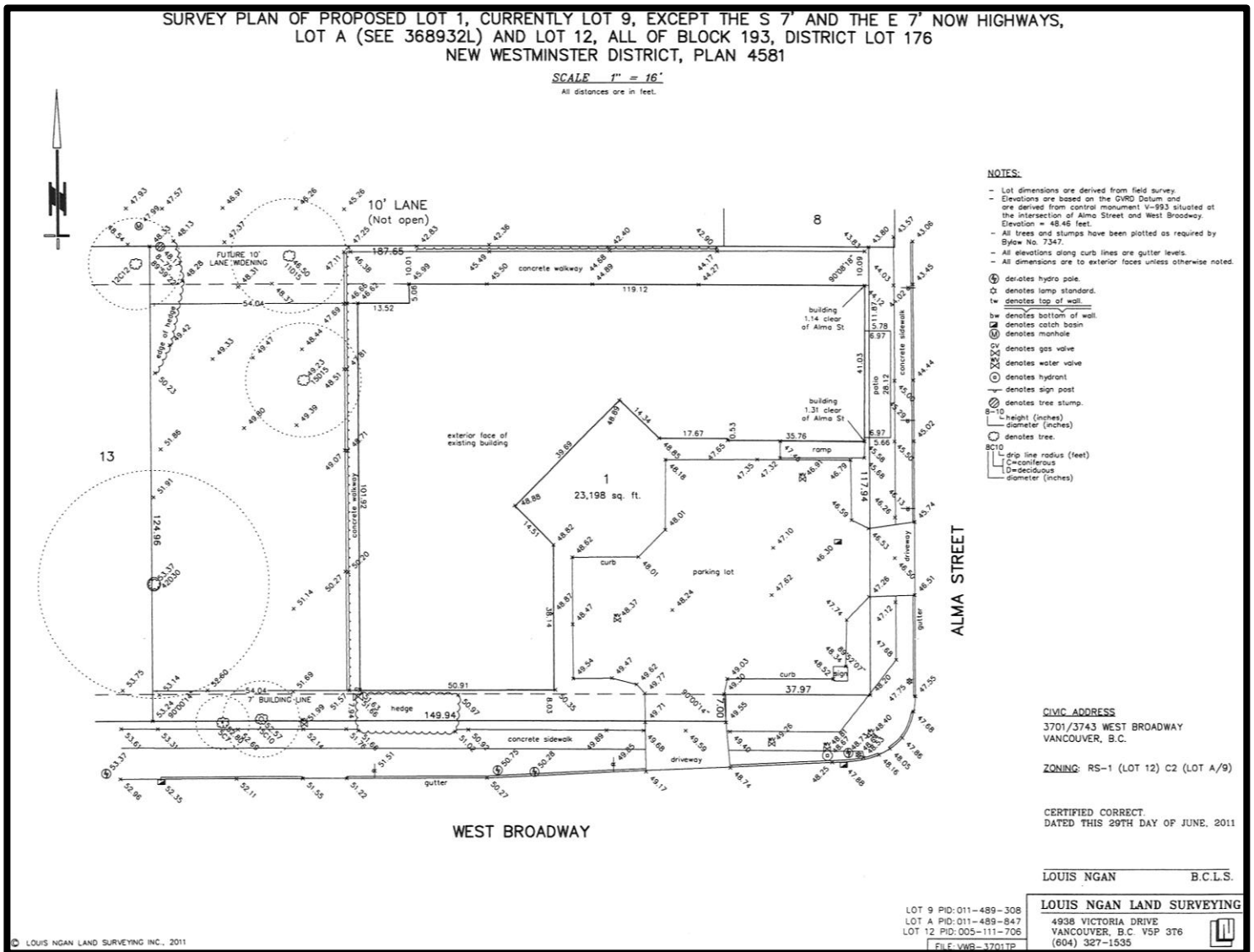
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