

Commercial Space at Broadway Corridor For Sale



The Building : Loft 338 on West 8th

Address : 332 West 8th Ave., Vancouver, B.C.
(Near West Broadway and Cambie)

Title : Free Hold Strata Title

Age of Building : 8 years

Zoning : I - 1

Total Area : 1,466 sq. ft.

Property Tax : \$7,048.41 per year (2005)

Strata Fee : \$298.30 per month

Parking : Not included. Separate Strata Titled
Parking Stall available for sale.

Asking Price : \$339,000

The Location : The building is centrally located near West Broadway corridor and Cambie Street where all the action will be. A proposed station of the RAV Line is just a block away. A couple of major condominium projects are being built in this area and the businesses will undoubtedly benefit from the planned development and increased population. Best Buy, Canadian Tire, Mountain Equipment Co-op, Sports Check, and Office Depot are all within close proximity.

The Space : This commercial strata unit is on the G/F in the front and centre of the building. It has two sets of glass doors and windows providing wider street front exposure. The space is approximately 1,466 sq. ft. and fully air-conditioned. The zoning allows a wide range of approved uses including wholesales, hi-tech services, laboratory, workshop, production studio, etc. The interior is fully finished with open work area and office. The floor plan is functional yet you can have your own interpretation of design.. This strata-titled space is undoubtedly an ideal investment.

For further information, please contact :

Sidney Hui 許捷利

Cell : 604-889-3218

www.sidneyhui.com



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Sutton Group - Killarney Realty

Unit 205 - 2607 E49th Ave., Vancouver, B.C. V5S 1J9

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