

FULLY TENANTED WITH BUILT IN RENT ESCALATIONS



**3-1010 BEACH AVENUE, VANCOUVER**  
WATERFRONT UNIT WITH VENTING & PATIO INVESTMENT PROPERTY



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**WILLIAM | WRIGHT**



## OVERVIEW

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3-1010 Beach Avenue, Vancouver, offers a prime beachfront location for a restaurant business, situated directly on the seawall with high foot traffic and visibility. The fully built-out restaurant space features permitted seating for 56, a handicap accessible washroom, and direct access to a garbage room and outdoor loading dock. The lease terms include 3.5 years remaining with an option, annual escalations, and two parking stalls with existing parking revenue. This rare opportunity presents a stable and attractive investment located in a high-profile location with strong foot traffic and scenic views.



Fully built-out restaurant space with venting and patio space



Lease expiry Dec 31, 2027 with 5 year option to renew



Annual built-in rent escalations



2 underground parking stalls with parking revenue



Waterfront location with direct exposure to the seawall bike/running path

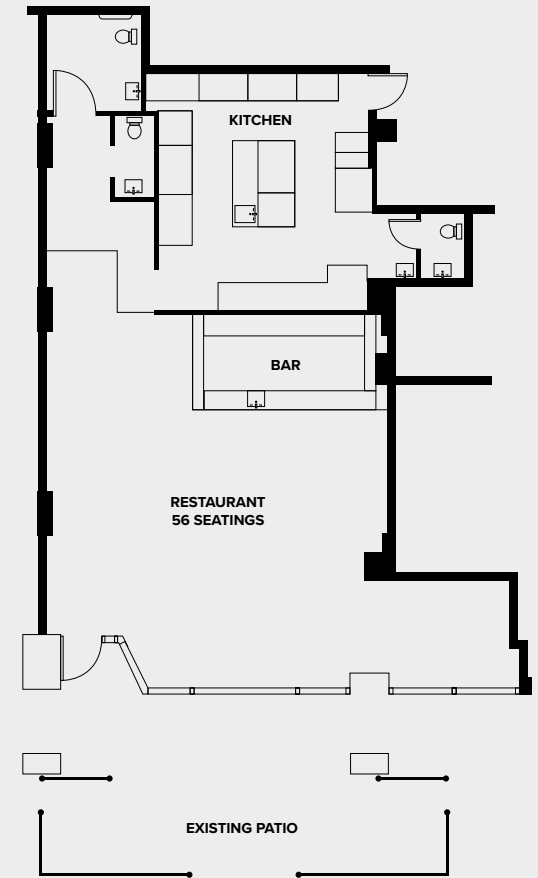


Permitted restaurant seating for 56





**SEATING FOR 56**



Measurements taken from strata plan and to be confirmed by buyer or buyer's agent if deemed important. Floorplan for illustration purposes only. Architectural plans available.





## SALIENT FACTS



**SIZE**  
± 1,423 SQFT



**PARKING**  
2 underground stalls with  
parking revenue



**ZONING**  
CD-1 (195)



**PROPERTY TAXES**  
\$23,897.20  
(\$16.79 psf/annum)



**STRATA FEES**  
\$717.68/month  
(\$6.05 psf/annum)



**NOI**  
Contact Listing Agents



**LEASE EXPIRY**  
December 31, 2027 with 5 year  
option to renew



**PID**  
015-866-343

### LEGAL DESCRIPTION

STRATA LOT 80, PLAN VAS2613,  
DISTRICT LOT FC, NEW WESTMINSTER  
LAND DISTRICT, TOGETHER WITH  
AN INTEREST IN THE COMMON  
PROPERTY IN PROPORTION TO THE  
UNIT ENTITLEMENT OF THE STRATA  
LOT AS SHOWN ON FORM 1



**PRICE**  
Contact Listing Agents

## PATIO SEATING





93  
WALKER'S  
PARADISE

83  
EXCELLENT  
TRANSIT

83  
VERY  
BIKEABLE

VANCOUVER LOOKOUT

ST. PAUL'S HOSPITAL

JIM PATTISON TOYOTA DOWNTOWN

GRANVILLE BRIDGE

VANCOUVER AQUATIC CENTRE

BURRARD STREET BRIDGE

SUBJECT PROPERTY

MUSEUM OF VANCOUVER

VANIER PARK

## STUNNING VIEWS OF VANCOUVER

Prime beachfront setting with stunning views of English Bay and the North Shore Mountains. The area is vibrant and scenic, with a diverse mix of local residents, tourists, and office workers, ensuring a consistent flow of potential customers. The seawall, a popular running and biking path, passes directly in front of the property, attracting thousands of visitors daily. The surrounding area features a range of successful restaurants, cafes, and retail shops, and is conveniently located near major attractions like Stanley Park, English Bay Beach, and the Vancouver Aquarium, making it an ideal location for a restaurant business.



## FOR MORE INFORMATION CONTACT

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