

FRASER · ELLIOTT
COMMERCIAL

#371-550 West Broadway,
Vancouver, BC

For Sale

"A" Class office space
on Broadway Corridor



604.728.2845

sales@fraserelliott.com

The Firm Real Estate Services Ltd.

www.fraserelliott.com

SALIENT FACTS

Address:

371-550 West Broadway, Vancouver

PID:

029-382-602, 029-382-611, 029-382-629, 029-382-637

Area:

2,698 SF: Combined 4 Strata Lots

Year Built:

2014

Construction:

Reinforced Concrete

Zoning:

CD-1 (494)

Ammenities:

Rooftop garden, fitness room and common washroom with showers

Tenancy:

Owner Occupied

Maintenance Fees

\$500 Monthly

Property Taxes (2022):

\$25,604.67

DESCRIPTION

Turn-key opportunity in the Neelu Bachra "A" Class office building. Outstanding Broadway corridor location just steps from the Canada Line station and only half a block from Cambie Street. 4 contiguous units combined to create nearly 2,700 total sq.ft. currently owner-occupied by a surgeon's office. The space is demised into a reception area, 13 separate offices/patient rooms, multiple storage rooms, 2 private bathrooms including one 3 piece w/shower, lunch and staff kitchen. Over \$500,000 in tenant improvements including tasteful construction finishing, high-end lighting systems and custom cabinetry. 2 included parking stalls in secure gated area of parkade. Southwest corner location also includes a private balcony. Ideal for similar medical/dental practice or other healthcare related business. Call for private appointment.

Offered at: \$3,800,000



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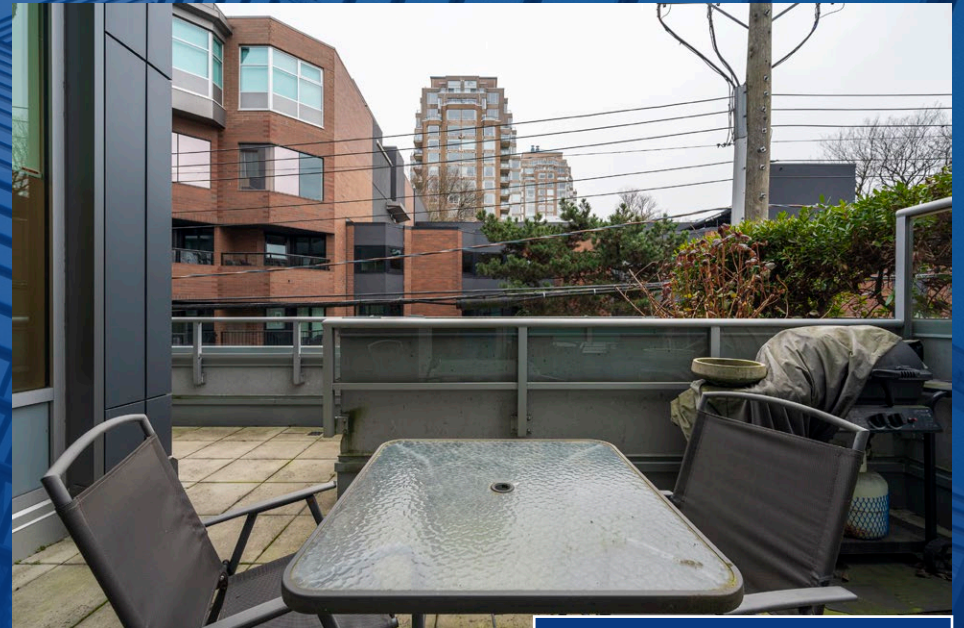
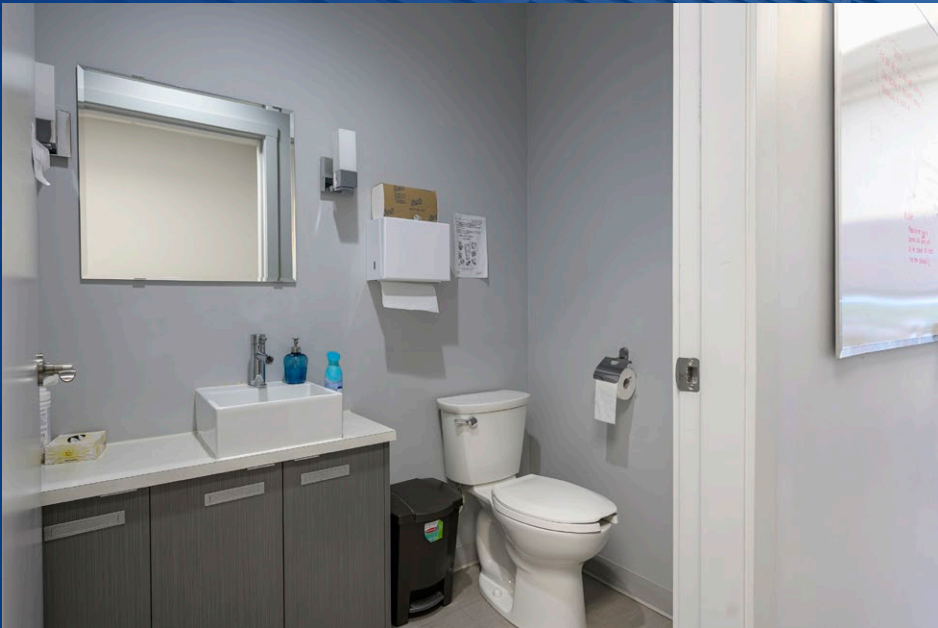
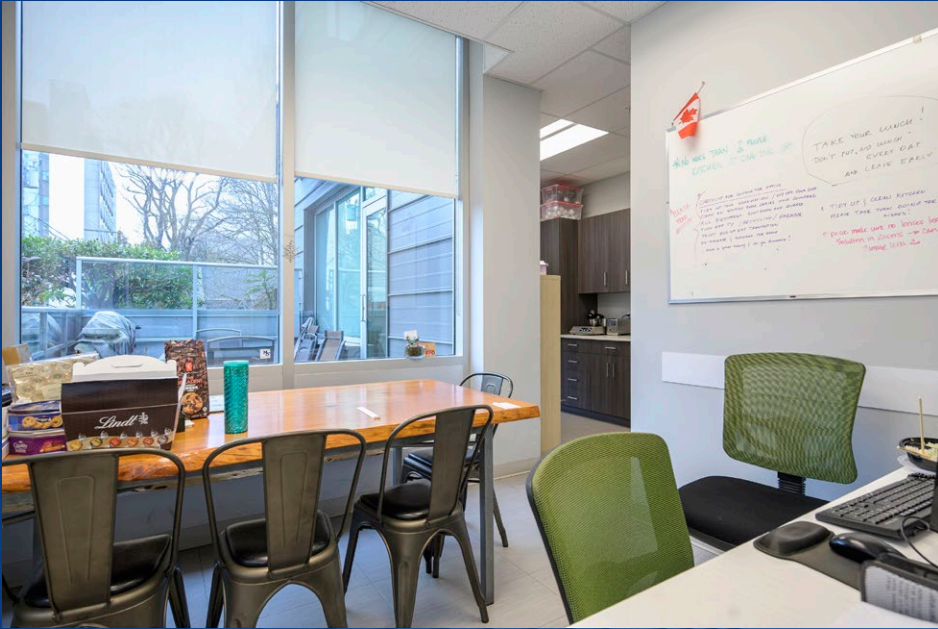
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