

ACTIVE

C8058062

Listing Date: 3/1/2024

Expiry Da... 3/31/2025

DOM: 93 Board: V

Orig. Price: \$1,330,000 Prev. Price: \$0

2783 ARBUTUS STREET

Kitsilano

Vancouver West

V6J 3Y5

For Sale

Retail

Retail

For Sale Price: \$1,330,000

Leased/Sold Date:

Leased/Sold Price: /



Zoning: CD1 Gross Prop T... Tax Yr: Sale Ty... Asset

P.I.D.#: 024-935-921 Building/Complex Name:

Rare opportunity to secure prime commercial retail space on Arbutus Street, Vancouver BC. This location is known for its vibrant community and diverse customer base. This visibility and accessibility on a major street ensure high visibility and accessibility for your business. Thriving Community provides a loyal and engaged customer base to cater to. This location is surrounded by popular restaurants, cafes and shops. Property is conveniently located near all amenities and future skytrain. With its prime location and strong demand, the property presents an excellent investment opportunity. This property is also a prime opportunity for business to succeed. Secure your spot in this sought-after location. DO NOT DISTURB TENANT, private showing by appointment only.

MEASUREMENTS:

Subj. Space Sq.Ft: 842 Space Avail for Lse:

Subj. Space Width Whse/Indust.Sq.Ft:

Subj. Space Depth: Office Area Sq. Ft:

Land Size Sq.Ft: 842.00 Retail Area Sq. Ft:

Land Size Acres: 0.02 Mezzanine Sq. Ft:

Acres Freehold: Other Area Sq. Ft:

Acres Leasehold: Main Resid. Sq.Ft:

Subj Prop Width ... Min. Divisible Spa...

Subj Prop Depth... Max. Contig. Space:

LEASE DETAILS:

Lease Type:

Lease Expiry Date:

Lse Term/Months:

Is a Sub-lease?:

Strata Fees/Month: \$412.49

Seller's Int.: Registered Owner

Int. In Land: Freehold

First Nat.Res:

Occupancy: Tenant

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:

Est. Additional Rent / SF:

Basic Rent per Month:

Est. Add. Rent per Mon...

Basic Rent per Annum:

Gross Rent per Annum/...

Gross Rent per Month:

Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

# of Buildings: # of Docks

# of Storeys: # of Grade Doors:

# of Elevators: # of Loading Doors:

# Parking Spaces: Clear Ceiling Ht (ft):

Year Built: 2000 Class of Space:

Building Type:

Potential to Redevelop? Comments:

Environ. Assess.Done? Comments:

MULTI-FAMILY DETAILS:

# of Bachelor Apts:

# of Studio Apts:

# of 1 Bdrm Apts:

# of 2 Bdrm Apts:

# of 3 Bdrm Apts:

# of 4+ Bdrm Apts:

# of Penthouse Apts:

Total # of Apts

# of Other Units:

Total # of Units:

APOD Cap Rate

BUS/BWP & AGR DETAILS:

Major Business Type:

Minor Business Type:

Business Name (d.b.a.):

Bus. Oper. Since (yr):

Confidentiality Reqd:

Major Use Description:

LEGAL: STRATA LOT 78, PLAN LMS4341, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 78/6194 SHARE IN COMM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

REALTOR REMAR... DO NOT DISTURB TENANT, private showing by appointment only. Meas are taken from Strata Plan, buyers to verify if needed. Property can be purchased together with 2797/2793/2783/2779/2729/2723/2719/2715 Arbutus St as one package.

DESIGNATED AGENT(S):

1 Rebecca Ng PREC\* - CONTC: 604-603-7378

Regent Park Fairchild Realty Inc. - OFC: 604-606-8188

info@rebeccang.com

2 Elsa Lai - CONTC: 604-721-8242

Keller Williams Realty VanCentral - OFC: 604-262-1581

3

Commission: 3.22% ON 1ST \$100,000.- & 1.15% ON BAL.

Seller/Landlord:FAIRSUN ENTERPRISES INC

Sell Firms: 1. 2.

Buyer Agents:1. 2. 3.

APPOINTMENT INFORMATION:

Contact Listing REALTOR®, Touchbase

Rebecca Ng

604-603-7378

Virtual Tour:

Brochure:

ACTIVE

C8058067

Listing Date: 3/1/2024

Expiry Da... 3/31/2025

DOM: 93 Board: V

Orig. Price: \$1,430,000 Prev. Price: \$0

2793 ARBUTUS STREET

Kitsilano

Vancouver West

V6J 3Y5

For Sale

Retail

Retail

For Sale Price: \$1,430,000

Leased/Sold Date:

Leased/Sold Price: /



Zoning: CD1 Gross Prop T... Tax Yr: Sale Ty... Asset

P.I.D.#: 024-935-930 Building/Complex Name:

Rare opportunity to secure prime commercial retail space on Arbutus Street, Vancouver BC. This location is known for its vibrant community and diverse customer base. This visibility and accessibility on a major street ensure high visibility and accessibility for your business. Thriving Community provides a loyal and engaged customer base to cater to. This location is surrounded by popular restaurants, cafes and shops. Property is conveniently located near all amenities and future skytrain. With its prime location and strong demand, the property presents an excellent investment opportunity. This property is also a prime opportunity for business to succeed. Secure your spot in this sought-after location. DO NOT DISTURB TENANT, private showing by appointment only.

MEASUREMENTS:

Subj. Space Sq.Ft: 914 Space Avail for Lse:

Subj. Space Width Whse/Indust.Sq.Ft:

Subj. Space Depth: Office Area Sq. Ft:

Land Size Sq.Ft: 914.00 Retail Area Sq. Ft:

Land Size Acres: 0.02 Mezzanine Sq. Ft:

Acres Freehold: Other Area Sq. Ft:

Acres Leasehold: Main Resid. Sq.Ft:

Subj Prop Width ... Min. Divisible Spa...

Subj Prop Depth... Max. Contig. Space:

LEASE DETAILS:

Lease Type:

Lease Expiry Date:

Lse Term/Months:

Is a Sub-lease?:

Strata Fees/Month: \$449.51

Seller's Int.: Registered Owner

Int. In Land: Freehold

First Nat.Res:

Occupancy: Tenant

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:

Est. Additional Rent / SF:

Basic Rent per Month:

Est. Add. Rent per Mon...

Basic Rent per Annum:

Gross Rent per Annum/...

Gross Rent per Month:

Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

# of Buildings: # of Docks

# of Storeys: # of Grade Doors:

# of Elevators: # of Loading Doors:

# Parking Spaces: Clear Ceiling Ht (ft):

Year Built: 2000 Class of Space:

Building Type:

Potential to Redevelop? Comments:

Environ. Assess.Done? Comments:

MULTI-FAMILY DETAILS:

# of Bachelor Apts:

# of Studio Apts:

# of 1 Bdrm Apts:

# of 2 Bdrm Apts:

# of 3 Bdrm Apts:

# of 4+ Bdrm Apts:

# of Penthouse Apts:

Total # of Apts

# of Other Units:

Total # of Units:

APOD Cap Rate

BUS/BWP & AGR DETAILS:

Major Business Type:

Minor Business Type:

Business Name (d.b.a.):

Bus. Oper. Since (yr):

Confidentiality Reqd:

Major Use Description:

LEGAL: STRATA LOT 79, PLAN LMS4341, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 85/6194 SHARE IN COMM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

REALTOR REMAR... DO NOT DISTURB TENANT, private showing by appointment only. Meas are taken from Strata Plan, buyers to verify if needed. Property can be purchased together with 2797/2793/2783/2779/2729/2723/2719/2715 Arbutus St as one package.

DESIGNATED AGENT(S):

1 Rebecca Ng PREC\* - CONTC: 604-603-7378

Regent Park Fairchild Realty Inc. - OFC: 604-606-8188

info@rebeccang.com

2 Elsa Lai - CONTC: 604-721-8242

Keller Williams Realty VanCentral - OFC: 604-262-1581

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Commission: 3.22% ON 1ST \$100,000.- & 1.15% ON BAL.

Seller/Landlord:FAIRSUN ENTERPRISES INC

Sell Firms: 1. 2.

Buyer Agents:1. 2. 3.

APPOINTMENT INFORMATION:

Contact Listing REALTOR®, Touchbase

Rebecca Ng

604-603-7378

Virtual Tour:

Brochure:

ACTIVE

C8058056

Listing Date: 3/1/2024

Expiry Da... 3/31/2025

DOM: 93 Board: V

Orig. Price: \$1,630,000 Prev. Price: \$0

2779 ARBUTUS STREET

Kitsilano

Vancouver West

V6J 3Y5

For Sale

Retail

Retail

For Sale Price: \$1,630,000

Leased/Sold Date:

Leased/Sold Price: /



Zoning: CD1 Gross Prop T... \$11,184.50 Tax Yr: 2023 Sale Ty... Asset

P.I.D.#: 024-935-913 Building/Complex Name:

Rare opportunity to secure prime commercial retail space on Arbutus Street, Vancouver BC. This location is known for its vibrant community and diverse customer base. This visibility and accessibility on a major street ensure high visibility and accessibility for your business. Thriving Community provides a loyal and engaged customer base to cater to. This location is surrounded by popular restaurants, cafes and shops. Property is conveniently located near all amenities and future skytrain. With its prime location and strong demand, the property presents an excellent investment opportunity. This property is also a prime opportunity for business to succeed. Secure your spot in this sought-after location. DO NOT DISTURB TENANT, private showing by appointment only.

MEASUREMENTS:

Subj. Space Sq.Ft: 1,058

Space Avail for Lse:

Subj. Space Width

Whse/Indust.Sq.Ft:

Subj. Space Depth:

Office Area Sq. Ft:

Land Size Sq.Ft: 1,058.00

Retail Area Sq. Ft:

Land Size Acres: 0.00

Mezzanine Sq. Ft:

Acres Freehold:

Other Area Sq. Ft:

Acres Leasehold:

Main Resid. Sq.Ft:

Subj Prop Width ... 0.00

Min. Divisible Spa... 0

Subj Prop Depth... 0.00

Max. Contig. Space: 0

LEASE DETAILS:

Lease Type:

Lease Expiry Date:

Lse Term/Months:

Is a Sub-lease?:

Strata Fees/Month: \$518.26

Seller's Int.: Registered Owner

Int. In Land: Freehold

First Nat.Res:

Occupancy: Tenant

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:

Est. Additional Rent / SF:

Basic Rent per Month:

Est. Add. Rent per Mon...

Basic Rent per Annum:

Gross Rent per Annum/...

Gross Rent per Month:

Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

# of Buildings:

# of Docks

# of Storeys:

# of Grade Doors:

# of Elevators:

# of Loading Doors:

# Parking Spaces:

Clear Ceiling Ht (ft):

Year Built: 2000

Class of Space:

Building Type:

Potential to Redevelop?

Comments:

Environ. Assess.Done?

Comments:

MULTI-FAMILY DETAILS:

# of Bachelor Apts:

# of Studio Apts:

# of 1 Bdrm Apts:

# of 2 Bdrm Apts:

# of 3 Bdrm Apts:

# of 4+ Bdrm Apts:

# of Penthouse Apts:

Total # of Apts

# of Other Units:

Total # of Units:

APOD Cap Rate

BUS/BWP & AGR DETAILS:

Major Business Type:

Minor Business Type:

Business Name (d.b.a.):

Bus. Oper. Since (yr):

Confidentiality Reqd:

Major Use Description:

LEGAL:

STRATA LOT 77, PLAN LMS4341, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 98/6194 SHARE IN COMM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

REALTOR REMAR...

DO NOT DISTURB TENANT, private showing by appointment only. Meas are taken from Strata Plan, buyers to verify if needed. Property can be purchased together with 2797/2793/2783/2779/2729/2723/2719/2715 Arbutus St as one package.

DESIGNATED AGENT(S):

1 Rebecca Ng PREC\* - CONTC: 604-603-7378

Regent Park Fairchild Realty Inc. - OFC: 604-606-8188

info@rebeccang.com

2 Elsa Lai - CONTC: 604-721-8242

Keller Williams Realty VanCentral - OFC: 604-262-1581

3

APPOINTMENT INFORMATION:

Contact Listing REALTOR®, Touchbase

Rebecca Ng

604-603-7378

Virtual Tour:

Brochure:

Commission: 3.22% ON 1ST \$100,000. - & 1.15% ON BAL.

Seller/Landlord:FAIRSUN ENTERPRISES INC

Sell Firms: 1. 2.

Buyer Agents:1. 2. 3.

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The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® (the Boards) and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates Personal Real Estate Corporation.

Agent View

ACTIVE

C8058046

Listing Date: 3/1/2024

Expiry Da... 3/31/2025

DOM: 93 Board: V

Orig. Price: \$1,700,000 Prev. Price: \$0

2719 ARBUTUS STREET

Kitsilano

Vancouver West

V6J 3Y5

For Sale

Retail

Retail

For Sale Price: \$1,700,000

Leased/Sold Date:

Leased/Sold Price: /



Zoning: CD-1 Gross Prop T... \$11,662.60 Tax Yr: 2023 Sale Ty... Asset

P.I.D.#: 024-935-875 Building/Complex Name: ZYDECO

Rare opportunity to secure prime commercial retail space on Arbutus Street, Vancouver BC. This location is known for its vibrant community and diverse customer base. The visibility and accessibility on a major street ensures high visibility and accessibility for your business. Thriving Community provides a loyal and engaged customer base. The Diverse Demographics offers businesses a diverse customer base to cater to. This location is surrounded by popular restaurants, cafes, and shops and property is conveniently located near all amenities. With its prime location and strong demand, the property presents an excellent investment opportunity. this property is a prime opportunity for businesses to succeed. Secure your spot in this sought-after location.

MEASUREMENTS:

Subj. Space Sq.Ft: 1,113 Space Avail for Lse:

Subj. Space Width Whse/Indust.Sq.Ft:

Subj. Space Depth: 1,113 Office Area Sq. Ft:

Land Size Sq.Ft: 0.00 Retail Area Sq. Ft:

Land Size Acres: 0.00 Mezzanine Sq. Ft:

Acres Freehold: Other Area Sq. Ft:

Acres Leasehold: Main Resid. Sq.Ft:

Subj Prop Width ... Min. Divisible Spa...

Subj Prop Depth... Max. Contig. Space:

LEASE DETAILS:

Lease Type: Net

Lease Expiry Date:

Lse Term/Months:

Is a Sub-lease?:

Strata Fees/Month:

Seller's Int.: Registered Owner, Assign.

Int. In Land: Freehold

First Nat.Res:

Occupancy: Vacant

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:

Est. Additional Rent / SF:

Basic Rent per Month:

Est. Add. Rent per Mon...

Basic Rent per Annum:

Gross Rent per Annum/...

Gross Rent per Month:

Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

# of Buildings: # of Docks

# of Storeys: # of Grade Doors:

# of Elevators: # of Loading Doors:

# Parking Spaces: Clear Ceiling Ht (ft):

Year Built: 2000 Class of Space:

Building Type: Condo Strata Complex, Mixed Use, Street-Level Storefront

Potential to Redevelop? Comments:

Environ. Assess.Done? No Comments:

MULTI-FAMILY DETAILS:

# of Bachelor Apts:

# of Studio Apts:

# of 1 Bdrm Apts:

# of 2 Bdrm Apts:

# of 3 Bdrm Apts:

# of 4+ Bdrm Apts:

# of Penthouse Apts:

Total # of Apts

# of Other Units:

Total # of Units:

APOD Cap Rate

BUS/BWP & AGR DETAILS:

Major Business Type:

Minor Business Type:

Business Name (d.b.a.):

Bus. Oper. Since (yr):

Confidentiality Reqd:

Major Use Description:

LEGAL: STRATA LOT 73, PLAN LMS4341, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 103/6194 SHARE IN COMM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

REALTOR REMAR... DO NOT DISTURB TENANT, private showing by appointment only. Property can be (but not necessarily be) purchased together with LOTS 71,72,73,74,75. Measurements from Strata Plan, buyers to verify if needed. Strata Fee to be verified in form B

DESIGNATED AGENT(S):

1 Elsa Lai - CONTC: 604-721-8242

Keller Williams Realty VanCentral - OFC: 604-262-1581

elsalaibc@gmail.com

2 Rebecca Ng PREC\* - CONTC: 604-603-7378

Regent Park Fairchild Realty Inc. - OFC: 604-606-8188

3

APPOINTMENT INFORMATION:

Contact Listing REALTOR®, Touchbase

604-721-8242

ELSA/REBECCA

Virtual Tour:

Brochure:

Commission: 3.22% ON THE FIRST \$100,000 PLUS BALANCE 1.15%

Seller/Landlord:FAIRSUN ENTERPRISES INC.

Sell Firms: 1. 2. 3.

Buyer Agents:1. 2. 3.

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® (the Boards) and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates Personal Real Estate Corporation.

06/02/2024 09:38 PM

Agent View



ACTIVE

C8058075

Listing Date: 3/1/2024

Expiry Da... 3/31/2025

DOM: 93 Board: V

Orig. Price: \$1,850,000 Prev. Price: \$0

2729 ARBUTUS STREET

Kitsilano

Vancouver West

V6J 3Y5

For Sale

Retail

Retail

For Sale Price: \$1,850,000

Leased/Sold Date:

Leased/Sold Price: /



Zoning: CD-1 Gross Prop T... \$13,129.50 Tax Yr: 2023 Sale Ty... Asset

P.I.D.#: 024-935-859 Building/Complex Name: ZYDECO

Rare opportunity to secure prime commercial retail space on Arbutus Street, Vancouver BC. This location is known for its vibrant community and diverse customer base. The visibility and accessibility on a major street ensures high visibility and accessibility for your business. Thriving Community provides a loyal and engaged customer base. The Diverse Demographics offers businesses a diverse customer base to cater to. This location is surrounded by popular restaurants, cafes, and shops and proper. Friendly reminder: Please contact the realtor directly and refrain from disturbing the tenant.

MEASUREMENTS:

Subj. Space Sq.Ft: 1,202

Subj. Space Width

Subj. Space Depth:

Land Size Sq.Ft: 0.00

Land Size Acres: 0.00

Acres Freehold:

Acres Leasehold:

Subj Prop Width ...

Subj Prop Depth...

Space Avail for Lse:

Whse/Indust.Sq.Ft:

Office Area Sq. Ft:

Retail Area Sq. Ft:

Mezzanine Sq. Ft:

Other Area Sq. Ft:

Main Resid. Sq.Ft:

Min. Divisible Spa...

Max. Contig. Space:

LEASE DETAILS:

Lease Type: Net

Lease Expiry Date:

Lse Term/Months:

Is a Sub-lease?:

Strata Fees/Month:

Seller's Int.: Registered Owner

Int. In Land: Freehold

First Nat.Res:

Occupancy: Tenant

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:

Est. Additional Rent / SF:

Basic Rent per Month:

Est. Add. Rent per Mon...

Basic Rent per Annum:

Gross Rent per Annum/...

Gross Rent per Month:

Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

# of Buildings:

# of Storeys:

# of Elevators:

# Parking Spaces:

Year Built: 2000

Building Type: Condo Strata Complex, Mixed Use, Street-Level Storefront

Potential to Redevelop?

Environ. Assess.Done? No

# of Docks

# of Grade Doors:

# of Loading Doors:

Clear Ceiling Ht (ft):

Class of Space:

Comments:

Comments:

MULTI-FAMILY DETAILS:

# of Bachelor Apts:

# of Studio Apts:

# of 1 Bdrm Apts:

# of 2 Bdrm Apts:

# of 3 Bdrm Apts:

# of 4+ Bdrm Apts:

# of Penthouse Apts:

Total # of Apts

# of Other Units:

Total # of Units:

APOD Cap Rate

BUS/BWP & AGR DETAILS:

Major Business Type:

Minor Business Type:

Business Name (d.b.a.):

Bus. Oper. Since (yr):

Confidentiality Reqd:

Major Use Description:

LEGAL:

STRATA LOT 71, PLAN LMS4341, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 128/6194 SHARE IN COMM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

REALTOR REMAR...

DO NOT DISTURB TENANT, private showing by appointment only. Property can be (but not necessarily be) purchased together with LOTS 71,72,73,74,75. Measurements from Strata Plan, buyers to verify if needed.

DESIGNATED AGENT(S):

1 Elsa Lai - CONTC: 604-721-8242

Keller Williams Realty VanCentral - OFC: 604-262-1581

elsalaibc@gmail.com

2 Rebecca Ng PREC\* - CONTC: 604-603-7378

Regent Park Fairchild Realty Inc. - OFC: 604-606-8188

3

APPOINTMENT INFORMATION:

Contact Listing REALTOR®, Touchbase

ELSA LAI / REBECCA NG

604-721-8242

Virtual Tour:

Brochure:

Commission: 3.22% ON THE FIRST \$100,000 PLUS BALANCE 1.15%

Seller/Landlord:FAIRRUN ENTERPRISES INC.

Sell Firms: 1. 2. 3.

Buyer Agents:1. 2. 3.

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Agent View

ACTIVE

C8058068

Listing Date: 3/1/2024

Expiry Da... 3/31/2025

DOM: 93 Board: V

Orig. Price: \$2,030,000 Prev. Price: \$0

2797 ARBUTUS STREET

Kitsilano

Vancouver West

V6J 3Y5

For Sale

Retail

Retail

For Sale Price: \$2,030,000

Leased/Sold Date:

Leased/Sold Price: /



Zoning: CD1 Gross Prop T... \$14,954.90 Tax Yr: 2023 Sale Ty... Asset

P.I.D.#: 024-935-948 Building/Complex Name:

Rare opportunity to secure prime commercial retail space on Arbutus Street, Vancouver BC. This location is known for its vibrant community and diverse customer base. This visibility and accessibility on a major street ensure high visibility and accessibility for your business. Thriving Community provides a loyal and engaged customer base to cater to. This location is surrounded by popular restaurants, cafes and shops. Property is conveniently located near all amenities and future skytrain. With its prime location and strong demand, the property presents an excellent investment opportunity. This property is also a prime opportunity for business to succeed. Secure your spot in this sought-after location. DO NOT DISTURB TENANT, private showing by appointment only.

MEASUREMENTS:

Subj. Space Sq.Ft: 1,318 Space Avail for Lse:

Subj. Space Width Whse/Indust.Sq.Ft:

Subj. Space Depth: Office Area Sq. Ft:

Land Size Sq.Ft: 1,318.00 Retail Area Sq. Ft:

Land Size Acres: 0.03 Mezzanine Sq. Ft:

Acres Freehold: Other Area Sq. Ft:

Acres Leasehold: Main Resid. Sq.Ft:

Subj Prop Width ... Min. Divisible Spa... 0

Subj Prop Depth... Max. Contig. Space: 0

LEASE DETAILS:

Lease Type:

Lease Expiry Date:

Lse Term/Months:

Is a Sub-lease?:

Strata Fees/Month: \$650.46

Seller's Int.: Registered Owner

Int. In Land: Freehold

First Nat.Res:

Occupancy: Tenant

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:

Est. Additional Rent / SF:

Basic Rent per Month:

Est. Add. Rent per Mon...

Basic Rent per Annum:

Gross Rent per Annum/...

Gross Rent per Month:

Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

# of Buildings: # of Docks

# of Storeys: # of Grade Doors:

# of Elevators: # of Loading Doors:

# Parking Spaces: Clear Ceiling Ht (ft):

Year Built: 2000 Class of Space:

Building Type:

Potential to Redevelop? Comments:

Environ. Assess.Done? Comments:

MULTI-FAMILY DETAILS:

# of Bachelor Apts:

# of Studio Apts:

# of 1 Bdrm Apts:

# of 2 Bdrm Apts:

# of 3 Bdrm Apts:

# of 4+ Bdrm Apts:

# of Penthouse Apts:

Total # of Apts

# of Other Units:

Total # of Units:

APOD Cap Rate

BUS/BWP & AGR DETAILS:

Major Business Type:

Minor Business Type:

Business Name (d.b.a.):

Bus. Oper. Since (yr):

Confidentiality Reqd:

Major Use Description:

LEGAL: STRATA LOT 80, PLAN LMS4341, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 123/6194 SHARE IN COMM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

REALTOR REMAR... DO NOT DISTURB TENANT, private showing by appointment only. Meas are taken from Strata Plan, buyers to verify if needed. Property can be purchased together with 2797/2793/2783/2779/2729/2723/2719/2715 Arbutus St as one package.

DESIGNATED AGENT(S):

1 Rebecca Ng PREC\* - CONTC: 604-603-7378

Regent Park Fairchild Realty Inc. - OFC: 604-606-8188

info@rebeccang.com

2 Elsa Lai - CONTC: 604-721-8242

Keller Williams Realty VanCentral - OFC: 604-262-1581

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Commission: 3.22% ON 1ST \$100,000. - & 1.15% ON BAL.

Seller/Landlord:FAIRSUN ENTERPRISES INC

Sell Firms: 1. 2.

Buyer Agents:1. 2. 3.

APPOINTMENT INFORMATION:

Contact Listing REALTOR®, Touchbase

Rebecca Ng

604-603-7378

Virtual Tour:

Brochure:

ACTIVE

C8058037

Listing Date: 3/1/2024

Expiry Da... 3/31/2025

DOM: 93 Board: V

Orig. Price: \$3,380,000 Prev. Price: \$0

2705 ARBUTUS STREET

Kitsilano

Vancouver West

V6J 3Y5

For Sale

Retail

Retail

For Sale Price: \$3,380,000

Leased/Sold Date:

Leased/Sold Price: /



Zoning: CD-1 Gross Prop T... \$9,283.11 Tax Yr: 2023 Sale Ty... Asset

P.I.D.#: 024-935-883 Building/Complex Name:

Rare opportunity to secure prime commercial retail space on Arbutus Street, Vancouver BC. This location is known for its vibrant community and diverse customer base. The visibility and accessibility on a major street ensures high visibility and accessibility for your business. Thriving Community provides a loyal and engaged customer base. The Diverse Demographics offers businesses a diverse customer base to cater to. This location is surrounded by popular restaurants, cafes, and shops and property is conveniently located near all amenities. With its prime location and strong demand, the property presents an excellent investment opportunity. this property is a prime opportunity for businesses to succeed. Secure your spot in this sought-after location.

MEASUREMENTS:

Subj. Space Sq.Ft: 2,187

Subj. Space Width

Subj. Space Depth:

Land Size Sq.Ft: 0.00

Land Size Acres: 0.00

Acres Freehold:

Acres Leasehold:

Subj Prop Width ...

Subj Prop Depth...

Space Avail for Lse:

Whse/Indust.Sq.Ft:

Office Area Sq. Ft:

Retail Area Sq. Ft:

Mezzanine Sq. Ft:

Other Area Sq. Ft:

Main Resid. Sq.Ft:

Min. Divisible Spa...

Max. Contig. Space:

LEASE DETAILS:

Lease Type: Net

Lease Expiry Date:

Lse Term/Months:

Is a Sub-lease?:

Strata Fees/Month:

Seller's Int.: Registered Owner

Int. In Land: Freehold

First Nat.Res:

Occupancy: Tenant

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:

Est. Additional Rent / SF:

Basic Rent per Month:

Est. Add. Rent per Mon...

Basic Rent per Annum:

Gross Rent per Annum/...

Gross Rent per Month:

Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

# of Buildings:

# of Storeys:

# of Elevators:

# Parking Spaces:

Year Built: 2000

Building Type: Condo Strata Complex, Mixed Use, Street-Level Storefront

Potential to Redevelop?

Environ. Assess.Done? No

# of Docks

# of Grade Doors:

# of Loading Doors:

Clear Ceiling Ht (ft):

Class of Space:

Comments:

Comments:

MULTI-FAMILY DETAILS:

# of Bachelor Apts:

# of Studio Apts:

# of 1 Bdrm Apts:

# of 2 Bdrm Apts:

# of 3 Bdrm Apts:

# of 4+ Bdrm Apts:

# of Penthouse Apts:

Total # of Apts

# of Other Units:

Total # of Units:

APOD Cap Rate

BUS/BWP & AGR DETAILS:

Major Business Type:

Minor Business Type:

Business Name (d.b.a.):

Bus. Oper. Since (yr):

Confidentiality Reqd:

Major Use Description:

LEGAL: STRATA LOT 74, PLAN LMS4341, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 78/6194 SHARE IN COMM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

REALTOR REMAR...

DO NOT DISTURB TENANT, private showing by appointment only. Listing both strata lots #74&#75. (PID: 024-935-883 & PID: 024-935-891) rented to same tenant. Property can be (but not necessarily be) purchased together with LOTS 71,72,73,74,75. Measurements from Strata Plan, buyers to verify if needed. Strata Fee to be verified in form B

DESIGNATED AGENT(S):

1 Elsa Lai - CONTC: 604-721-8242

Keller Williams Realty VanCentral - OFC: 604-262-1581

elsalaibc@gmail.com

2 Rebecca Ng PREC\* - CONTC: 604-603-7378

Regent Park Fairchild Realty Inc. - OFC: 604-606-8188

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APPOINTMENT INFORMATION:

Contact Listing REALTOR®, Touchbase

ELSA LAI / REBECCA NG

604-721-8242

Virtual Tour:

Brochure:

Commission: 3.22% ON THE FIRST \$100,000 PLUS BALANCE 1.15%

Seller/Landlord:FAIRSUN ENTERPRISES INC.

Sell Firms: 1. 2. 3.

Buyer Agents:1. 2. 3.

06/02/2024 09:38 PM

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Agent View