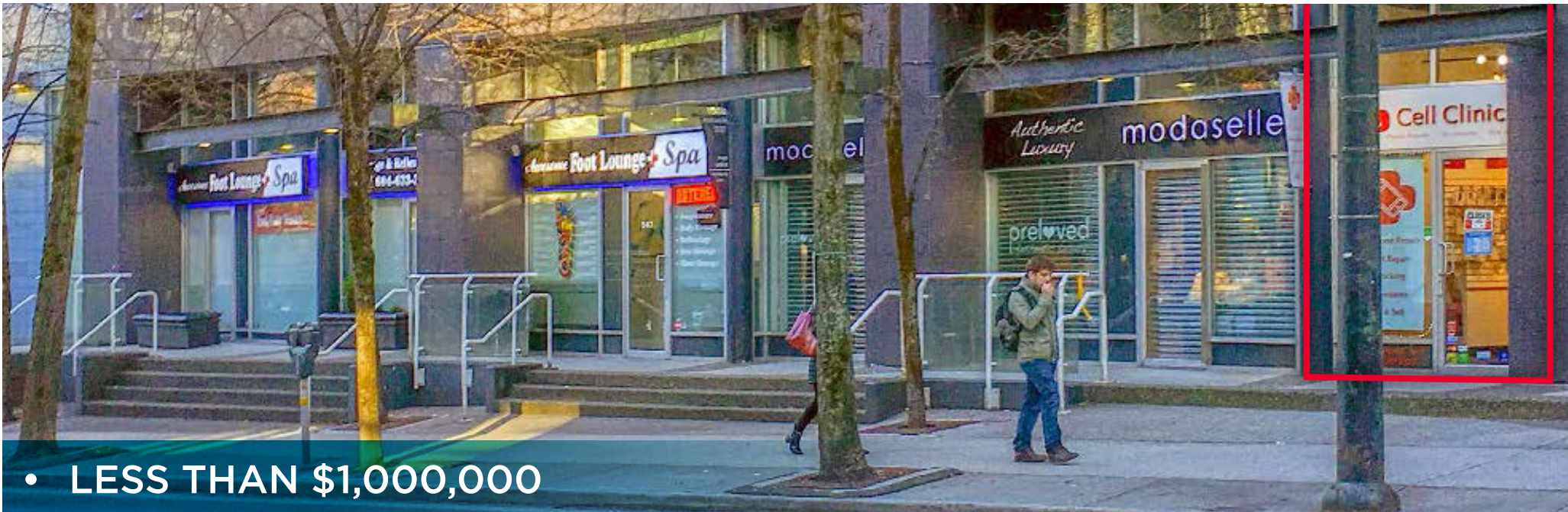




FOR SALE DOWNTOWN DISTRICT
IDEAL FOR OWNER/OCCUPIER
935 SEYMOUR STREET
VANCOUVER, BC



• LESS THAN \$1,000,000

EXCELLENT EXPOSURE OVER 17,761 VEHICLES DAILY



WALK SCORES



100

WALKER'S
PARADISE



100

RIDER'S
PARADISE



69

BIKEABLE



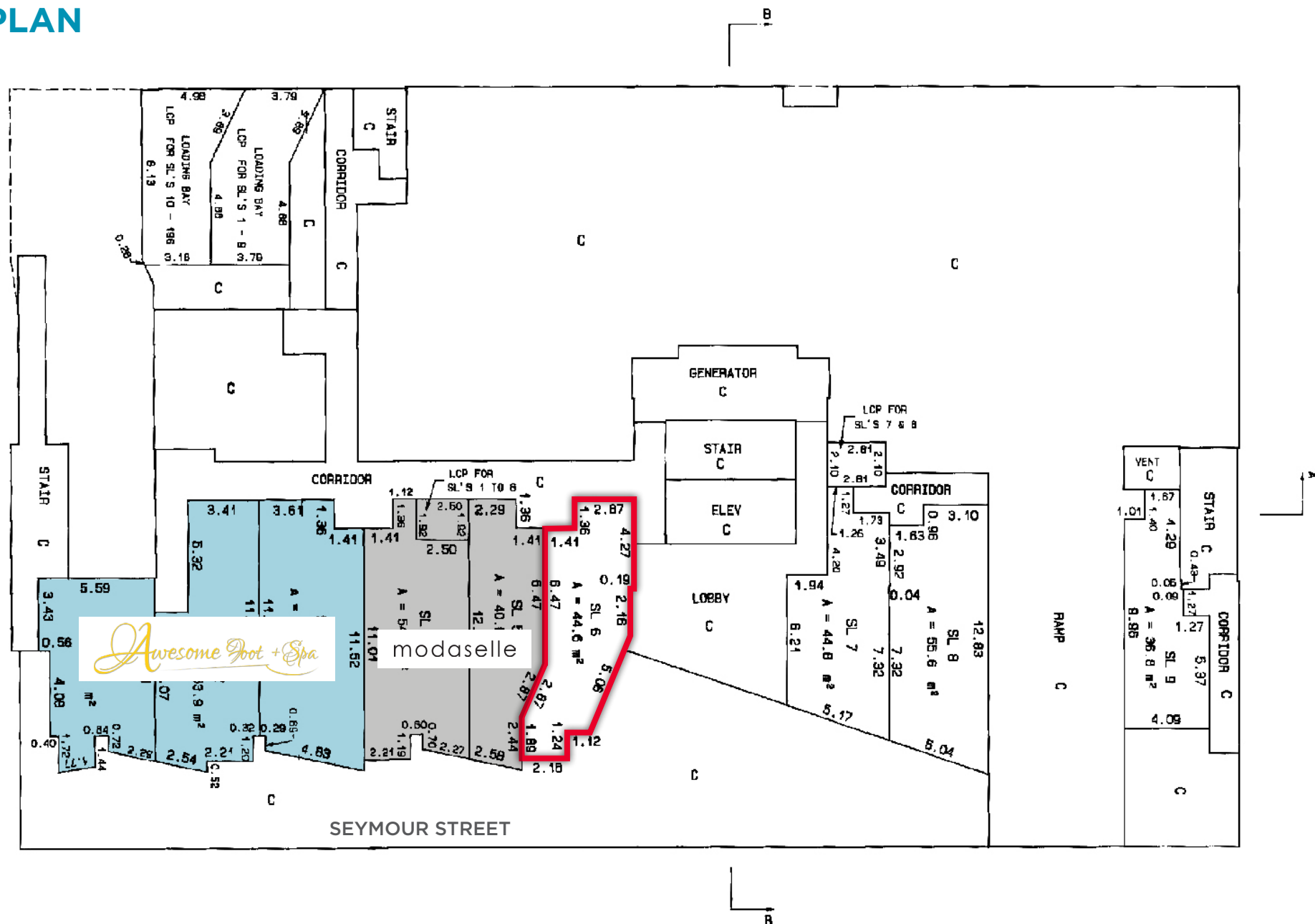
Eric Walker

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FOR SALE DOWNTOWN DISTRICT
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SITE PLAN





FOR SALE DOWNTOWN DISTRICT
IDEAL FOR OWNER/OCCUPIER
935 SEYMOUR STREET
VANCOUVER, BC

Cell Clinic
Month to Month Tenant

480 SF
Usable

528 SF
Rentable

\$42 Net PSF
(\$22,176 Annually or \$1,848 Monthly)
Rent

PL LMS3440 LT 6 DL 541 LD 36. UNDIV 45/11238
PID: 024-233-617
Legal Description

Cell Clinic

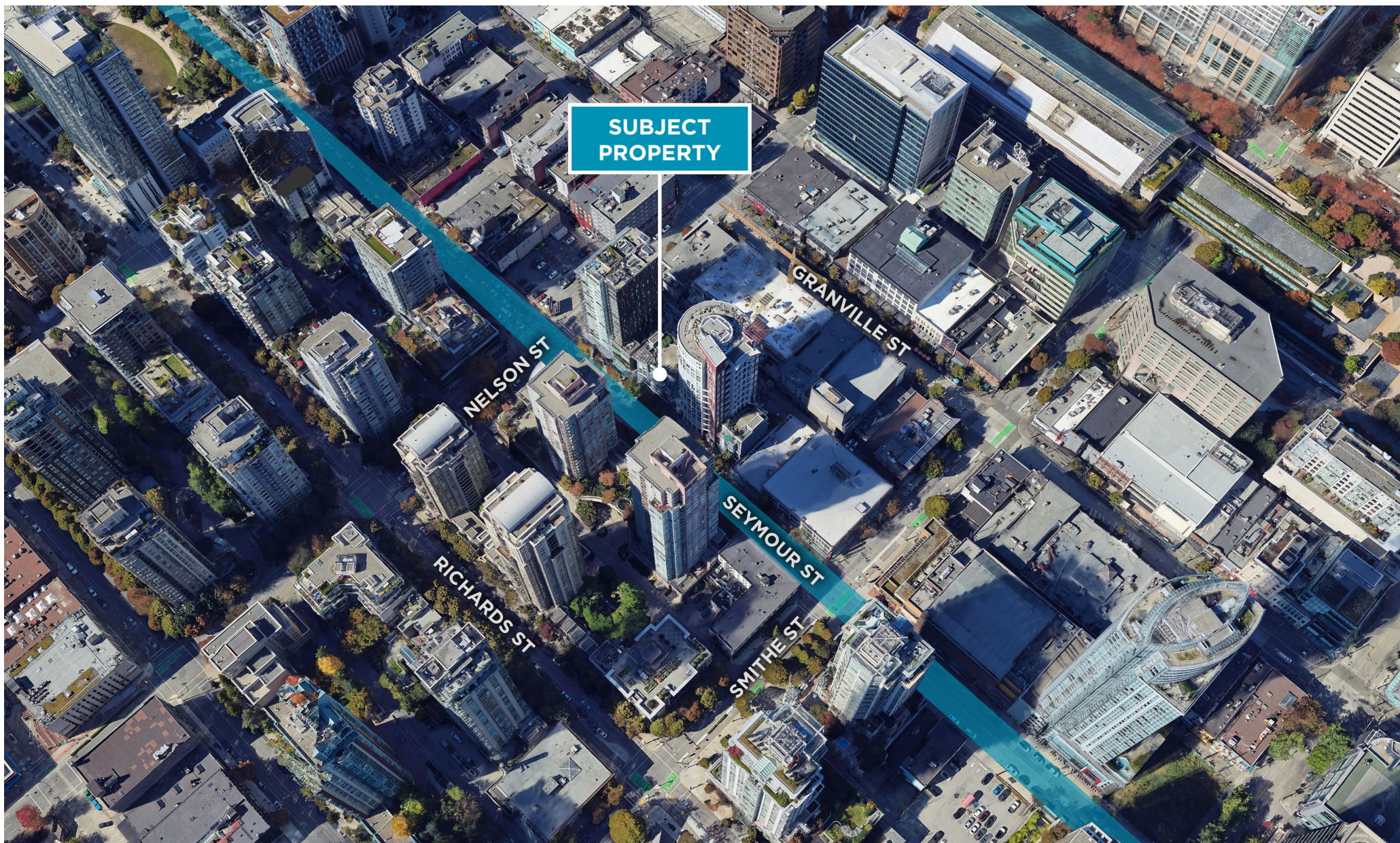
Reconciliation

Jan 1 - Dec 31, 2023	12 Months	Predicted 2023	Actual 2023	Additional Rent
Base Rent per Lease		\$1,848.00	\$1,848.00	-
Taxes	Predicted 2023 Taxes \$6,161.89/ 12 Months = \$513.49/Month	\$520.89		
Taxes	Predicted 2023 Taxes \$6,643.38/ 12 Months = \$553.62/Month		\$553.62	\$32.73
Strata Fees		\$351.63	\$351.61	\$(0.01)
A/C Maintenance		\$31.75	\$27.14	\$(4.61)
Comm/ Washroom Expense		\$68.00	\$107.80	\$39.80
Management Fee		\$33.00	\$33.00	-
Total Additional Rent	Per Month	\$2,853.27	\$2,291.18	\$67.91
	# Of Months for Reconciliation Period		12	\$814.92
	Strata Levies			
		GST	5%	\$40.75
Total Adjustment for 2023 Rent				\$855.67
				\$855.67
	GST	\$142.66		
TOTAL		\$2,995.93		



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VANCOUVER, BC

AERIAL MAP





FOR SALE DOWNTOWN DISTRICT
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935 SEYMOUR STREET
VANCOUVER, BC

**SUBJECT
PROPERTY**

DEMOGRAPHICS
WITHIN A 20 MINUTE WALK
(2 KMS)

12,606	Businesses
229,209	Daytime Working Population
145,609	Total Population
8.5%	Projected Growth (2018-2023)
85,578	Households
8.2%	Projected Growth (2018-2023)
Ages:	7.6% < 19
	78.7% 20 - 64
	13.7% > 65
	38.3 Median Age
\$85,158	Average Household Income





FOR SALE DOWNTOWN DISTRICT
IDEAL FOR OWNER/OCCUPIER
935 SEYMOUR STREET
VANCOUVER, BC

Price: \$960,000



For more information, please contact:

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