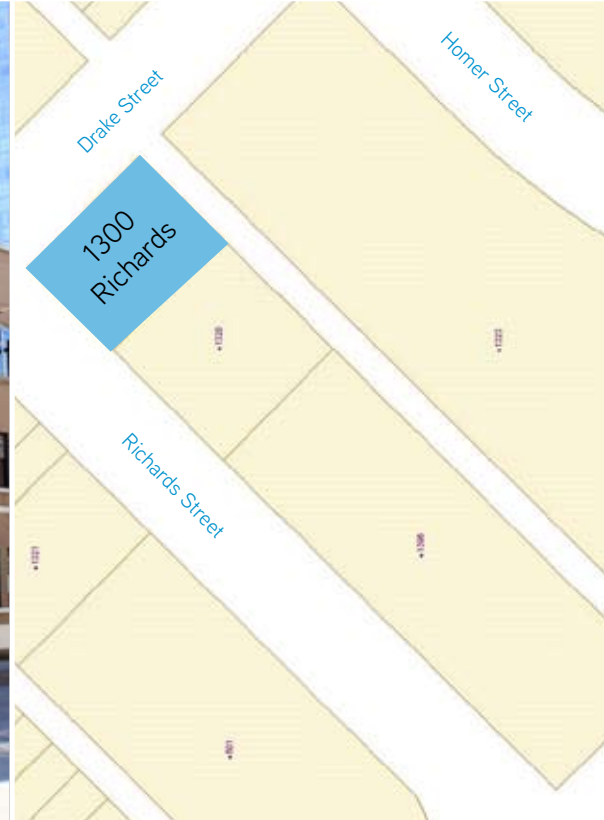


FOR SALE > INVESTMENT/DEVELOPMENT OPPORTUNITY

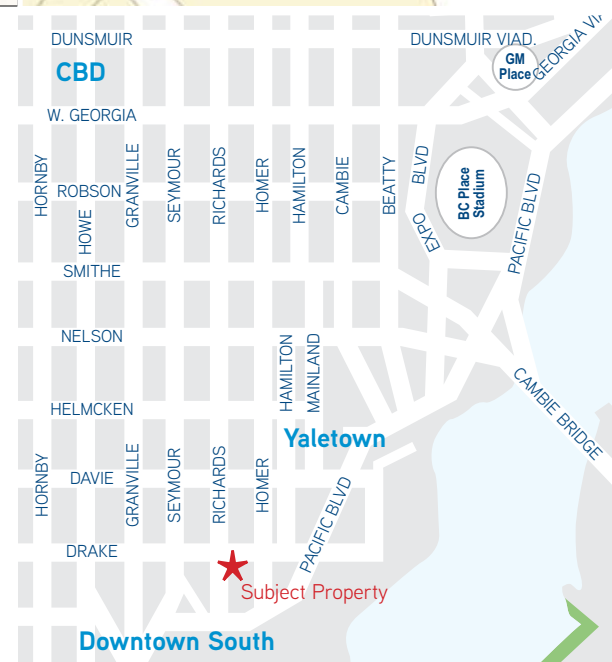
1300 Richards Street

VANCOUVER, BC



Investment Highlights

- > Rare, Landmark Development Opportunity with Significant Holding Income
- > Corner Property in one of Vancouver's most sought after Neighbourhoods
- > Few Remaining Development Sites in Downtown Peninsula
- > Irreplaceable Land
- > Attractive Office Space
- > Opportunity to Assemble Block and Drive Further Value
- > Will Set a New Standard for Downtown South



For more information, please contact:

SIMON LIM*
604 661 0882
simon.lim@colliers.com

DAVID TAYLOR
604 692 1402
david.taylor@colliers.com

COLLIERS INTERNATIONAL
200 Granville Street, 19th Floor
Vancouver, BC V6C 2R6
604 681 4111
www.colliers.com

1300 Richards Street, Vancouver, BC

Municiple Address

1300 Richards Street, Vancouver, B.C.

Legal Description Plan

Plan # 5210 Lot A Block 115 District Lot 541 Land District 36
PID: 011-207-931

Site Area

7,500 sq ft (0.172 acres)

Frontage

100 feet on Drake Street, 75 feet on Richards Street

Improvements

The property is improved with a 3-storey office building.

Net Rentable Area

13,264 sq. ft.

Zoning & Density

DD - Downtown District (Subarea L1)

The intent is to provide a wide range of services, residential and commercial activities that suit the overall character of the various neighbourhoods within the downtown peninsula. Maximum permitted density in the L1 subarea is 3.0 FSR, except for corner sites with a minimum frontage of 175 feet and a minimum site area of 21,000 square feet; or for interior sites with a minimum frontage of 200 feet and a minimum site area of 24,000 square feet, the maximum permitted density is 5.0 FSR.

Assessed Value (2010)

Land:	\$4,287,333
Improvements:	\$78,600
Total:	\$4,365,900

Gross Taxes (2010)

\$82,979.42

List Price

\$6,150,000

Location

The property is ideally situated in the Downtown South neighbourhood, on the Southeast corner of Drake and Richards Streets, just blocks from Concord Pacific Place in Northeast False Creek and mere minutes from Yaletown. This neighbourhood has flourished over the past 10 years to become not only one of the most desirable neighbourhoods in Vancouver, but indeed, in all of Canada.



Contact Us

SIMON LIM*

604 661 0882

simon.lim@colliers.com

DAVID TAYLOR

604 692 1402

david.taylor@colliers.com

COLLIERS INTERNATIONAL

200 Granville Street, 19th Floor

Vancouver, BC V6C 2R6

604 681 4111

www.colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2010. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Brokerage Inc. (Vancouver). *Personal Real Estate Corporation.

