

FOR SALE

700 - 730 Davie Street

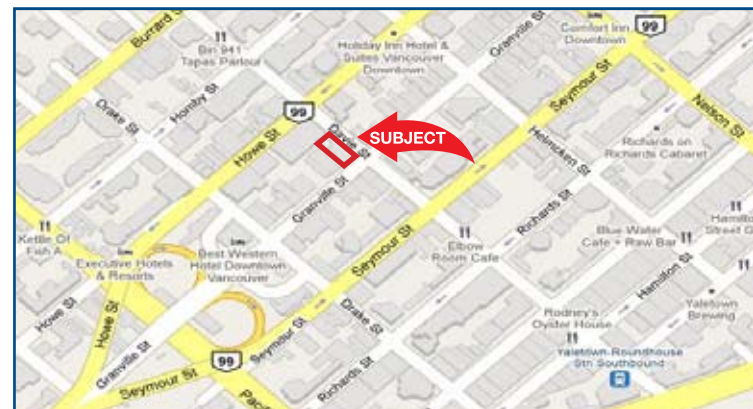
Vancouver, British Columbia



Prime 4,562 sq ft retail centre located at the corner of Granville and Davie Streets

Investment Highlights

- Rare retail investment opportunity in the heart of Downtown Vancouver.
- Strata titled fee simple interest (5 of 5 strata lots).
- Significant holding income with rental rate upside
- Long term triple-net leases in place.
- Prominent, high-traffic Granville and Davie corner location.
- Built in 1998, this concrete building is exceptionally well maintained and managed.
- Located in the midst of rapidly growing Downtown South neighbourhood.



For More Information, Please Contact:

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Civic Address

700 – 730 Davie Street, Vancouver, BC

Legal Description

Strata Lot 1 - 5, 700 Davie: Plan LMS3307 Lot 1 Land District 36
PID: 024-198-838, 024-198-846, 024-198-854, 024-198-862,
024-198-871

Location

The property is located on the southwest corner of Davie and Granville Streets.



List Price

\$5,250,000

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Building Description

Single-storey reinforced concrete building with brick veneer exterior wall finishing. Loading area at Northwest corner with open parking for 3 cars.

Building Size:	4,562 sq ft (net rentable area)	Lot Size:	5,996.9 sq ft
Frontage:	120.01 feet on Davie. 49.97 feet on Granville	Year Built:	1998

Zoning

DD Downtown District (Subarea K-3) - This zoning allows for a variety of institutional, office, retail and dwelling uses to a total density of 3.5 FSR.

Aera Highlights

- Downtown South's population will be more than double what was originally projected by 2021
- Granville Mall recently redeveloped to a high urban-design standard which has rejuvenated the area
- Granville and Davie Streets two of the highest pedestrian traffic corridors in the Downtown peninsula