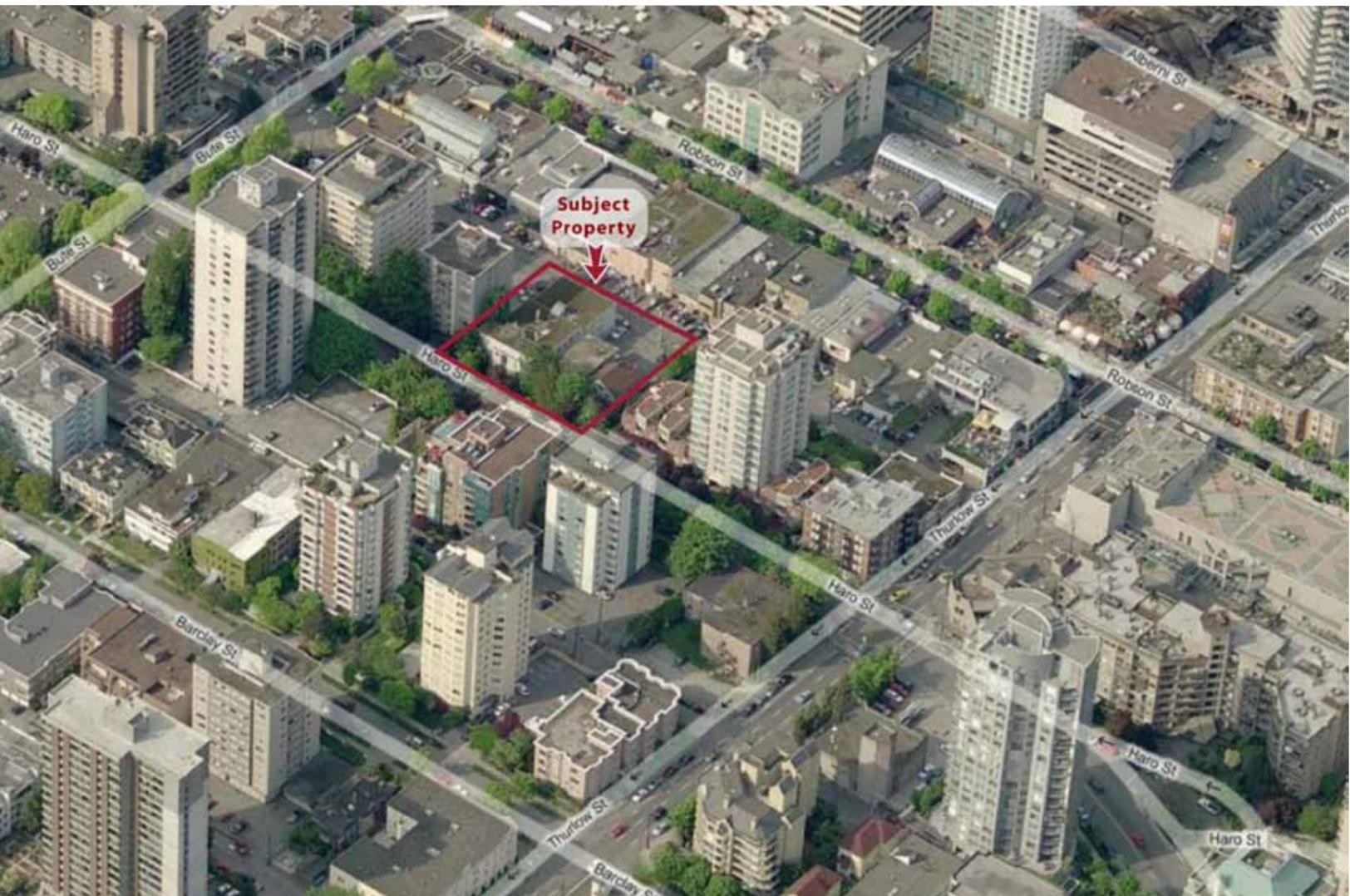


# FOR SALE

## A West End Development Site

1131 – 1143 – 1151 Haro Street, Vancouver, BC



for further information please contact:

David Goodman | 604.714.4778 | david@goodmanreport.com

Mark Goodman | 604.714.4790 | mark@goodmanreport.com

HQ Commercial Real Estate Services Inc.

530 - 1285 West Broadway, Vancouver, BC V6H 3X8

T 604.899.1122 | F 604.608.9455

[www.goodmanreport.com](http://www.goodmanreport.com)



**Goodman**  
**report:**

## General Comments

The subject property is an extremely and very rarely available prime West End development site with holding income. The subject is immediately adjacent to the trendy Robson Street shopping district, as well as enjoying very close proximity to Downtown Vancouver shopping and the Central Business District, Stanley Park, beaches and transportation.

## Redevelopment

With respect to redevelopment of the subject property, a prospective Buyer would need apply to the City of Vancouver and negotiate height and density bonuses in excess of the existing 2.75 FSR.

Ideally suited for seniors, rentals or a combination condo/rentals.

## 2009 Gross Taxes

1131 Haro Street	\$4,816.19
1143 Haro Street	\$5,414.95
1151 Haro Street	\$13,914.08
<b>Total</b>	<b>\$24,145.22</b>

## Actual Gross Income 2009

	Income	Expenses	Net Income
1131 Haro	\$86,000.00		
1143 Haro (Vacant)	\$0		
1151 Haro	\$262,000.00	(approx.)	
<b>Total</b>	<b>\$348,000.00</b>	<b>N/A</b>	<b>N/A</b>

## Legal Description

Lot 16E Half, Lot 16 W Half, and Lot 15, Block 19, District Lot 185, Plan 92

## Parcel Identifiers

007-789-378  
014-009-048  
010-159-631

## Lot Size / Area

132' x 131' = 17,292 square feet

## Zoning

RM-5B (Multi-Family Residential)

## Financing

Treat as Clear Title.

## Price

**\$8,295,000**

## Building Descriptions



### 1131 Haro Street

Old type woodframe. 2 1/2 storey plus full basement 12 unit rooming house with 3 common bathrooms. Suites 1 to 8 are situated on the upper 3 floors and each unit contains a small fridge and stove, but no bathroom. Suites 9 to 12 are in the basement and all share a common kitchen and bathroom.



### 1143 Haro Street

Old type woodframe. 2 storey plus full basement 3 suite revenue house as follows:

Main Floor	2 Bedroom Suite
Top Floor	3 Bedroom Suite
Basement	2 Bedroom Suite (not licensed)

Due to a fire, 1143 Haro is vacant and boarded up



### 1151 Haro Street

3 storey plus basement woodframe. 23 suite rental apartment building built in 1954. Suite mix as follows:

Bachelor	4 suites
One Bedroom	18 suites
One Bedroom – Penthouse	1 suite
<b>Total</b>	<b>23 suites</b>