



FOR SALE



Heritage Office Building Downtown Vancouver, BC

David Goodman
Chris Midmore
(604) 736-5611

MACDONALD COMMERCIAL REAL ESTATE SERVICES LTD. 301-1770 West 7th Avenue, Vancouver, BC V6J 4Y6 Fax: (604) 736-5611
www.macdonaldcommercial.com

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EXECUTIVE SUMMARY
342 WATER STREET, VANCOUVER, BC

TYPE OF IMPROVEMENTS:	Five storey Downtown Office Building
ADDRESS:	342 Water Street, Vancouver, B.C. V6B 1B6
LEGAL DESCRIPTION:	Lots 4 and 5, Block 10, District Lot 541, Plan 210, City of Vancouver
SITE AREA:	4,444 square feet
BUILDING AREA:	Gross Floor Area – 26,664 square feet Net Rentable Area – 20,220 square feet
AGE:	Early 1900's renovated in 1978, 1989, and 1995
ZONING	HA-2 (Gastown Historic Area)
NET INCOME	\$294,357.00
ASSESSMENTS:	Land: \$1,364,000 Improvements: <u>936,000</u> \$2,300,000
PRICE	\$4,200,000
CAPITALIZATION RATE:	7%
PRICE PER SQ. FT. (Gross Area)	\$160

LOCATION:

The subject property is situated at the north east part of the Central Business District of Downtown Vancouver in an area known as Gastown. Gastown is a popular, medium density, historic area containing a heavy concentration of mixed retail, restaurant and entertainment uses with office and residential uses on the upper floors.

Gastown is the site of the Old Granville Town Site, and it is from this area that the City of Vancouver developed and grew. The HA-2 zoning, Gastown Historic Area, is designed to recognize the area's special status and to ensure the maintenance of Gastown's "turn of the century" historical and architectural character.

The western part of Gastown in which the subject building is located is the strongest area in terms of proximity to the Downtown core and foot traffic. This block is anchored by many well known and popular restaurants as well as the famous steam clock. It is bounded on either side by "The Landing" a high end office redevelopment project to the north, and the downtown campus of Simon Fraser University located directly south of the subject building.

An emerging trend taking place in the area is the conversion of existing buildings into residential complexes. The redevelopment of residential units in heritage buildings is a trend that is catching on in a big way in Vancouver.

Directly across Cordova Street from Harbour Centre is the old CPR Station, which is now the terminal for the SeaBus, a "people ferry", which forms part of the Metro Transit System between Vancouver and North Vancouver, and links up with the Skytrain system going to most other municipalities in the Lower Mainland.

In addition to the SeaBus and Skytrain, other major projects within a 3 blocks of the subject property include:

- Canada Place which houses the Vancouver Trade & Convention Centre
- The World Class Pan Pacific Hotel
- The Waterfront Centre Hotel and Office tower
- Cruise Ship facility
- Vancouver Board of Trade – World Trade Centre
- Granville Square Office towers
- Sinclair Centre – historic building housing retail and office
- Price Waterhouse tower
- Coal Harbour Development

IMPROVEMENTS:

The subject property is improved with a five story, full basement office building which was built in the early 1900's. The basic structure is a post and beam frame with exterior walls of decorative stone and interior firewall of masonry brick.

The building covers the entire site area of 4,444 square feet giving a total gross floor area for the building, including basement, of 26,664 square feet. The net rentable area of the subject property is 17,310 square feet on the main and upper floors, plus 3,030 square feet in the basement area, for a total net rentable area of 20,220 square feet.

The building has undergone several major renovations in 1978, 1989 and most recently 1995. This most recent renovation included:

- New torch down roofing system
- New HVAC system professionally engineered and installed throughout the building.
- New Heritage conforming openable wood windows on both building facades.
- All exterior stonework restored and repointed.
- Existing metal cornices completely restored to original.
- New architecturally designed heritage style metal and glass canopy.
- Cordova Street lobby entry restored to original wood theme.
- All common areas updated with new lighting, ceramic tile flooring and ceiling details.
- Service area containing electrical, gas and sprinkler rooms, is well laid out and finished with painted drywall and ceramic tile flooring.
- Elevator cab interior upgraded.
- All exit stairwells freshly painted.
- Sprinkler system upgraded to meet current code requirements.
- Basement level converted from storage use to over 3,000 square feet of desirable office and boardroom facilities.

Great care was taken in the planning and execution of this most recent renovation. Employed, were highly qualified trades who payed great attention to detail. This building was successfully restored to highlight its historic characteristics and now remains a showpiece in the Gastown district.

SITE:

The subject site fronts on both Water Street and West Cordova. It has dimensions of 50 foot frontage on Water Street and 51.6 feet frontage on Cordova Street, and is trapezoidal in shape, being 100 feet on the east side and 75.1 feet on the west side. The total area is approximately 4,444 square feet.

ENCUMBRANCES:

Easement and Indemnity Agreement G75207 City of Vancouver.

TERMS:

All Cash for clear title.



TENANCY:

The building is occupied by two retail tenants on the main floor and full floor tenants on all other floors.

TENANCY SCHEDULE:

Attached

PRICE:

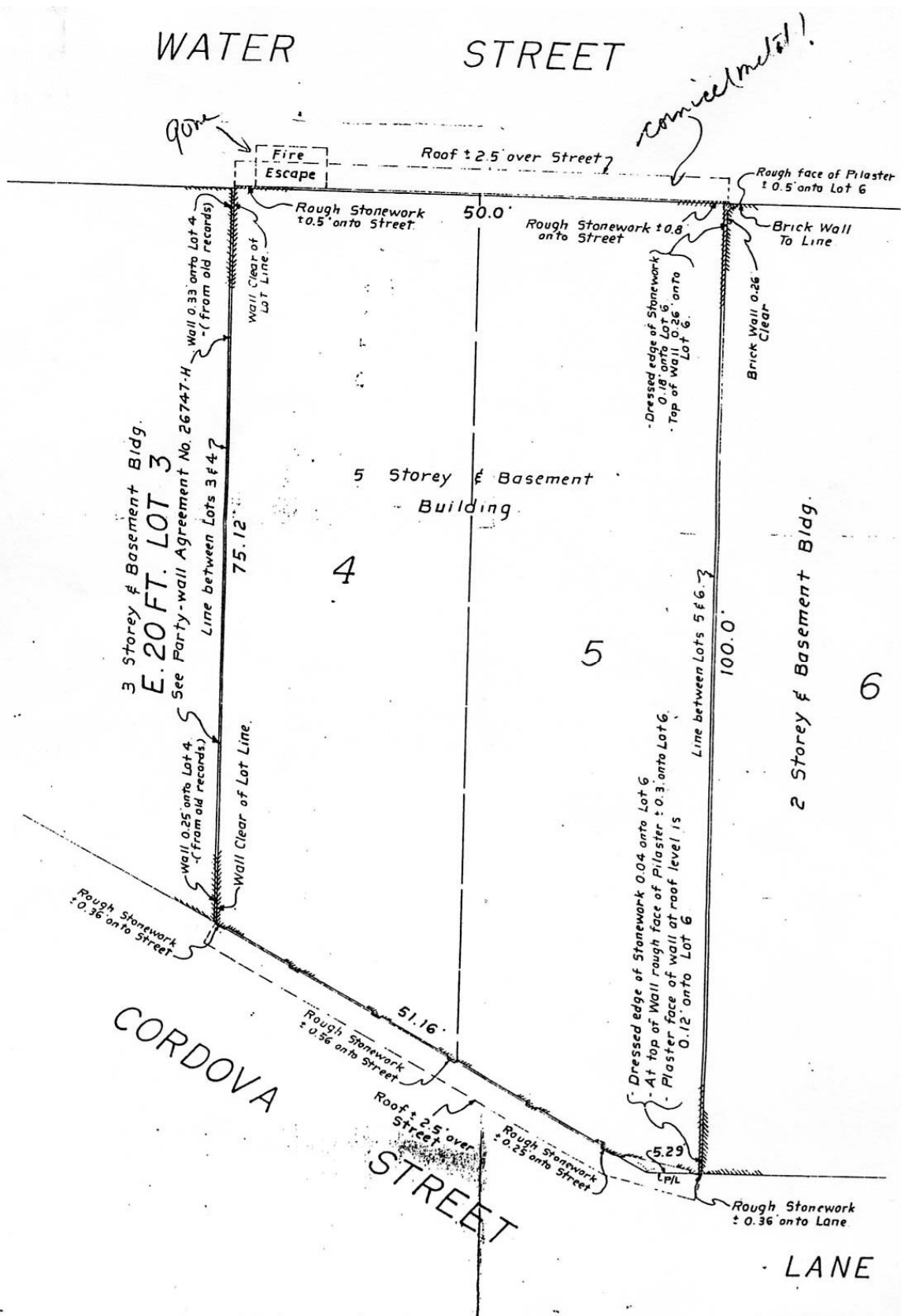
\$4,200,000.00

CAPITALIZATION RATE:

7%

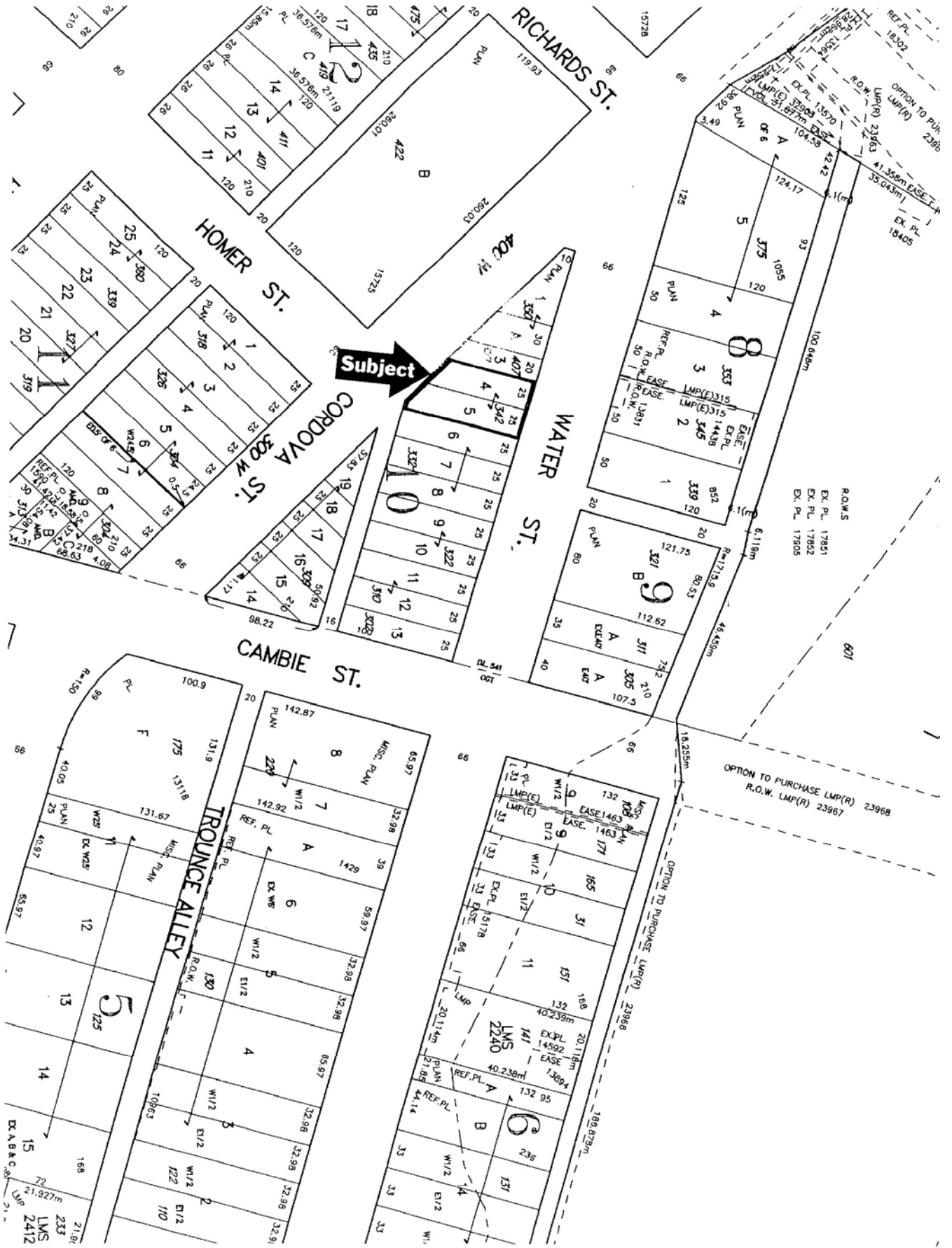
RENT ROLL

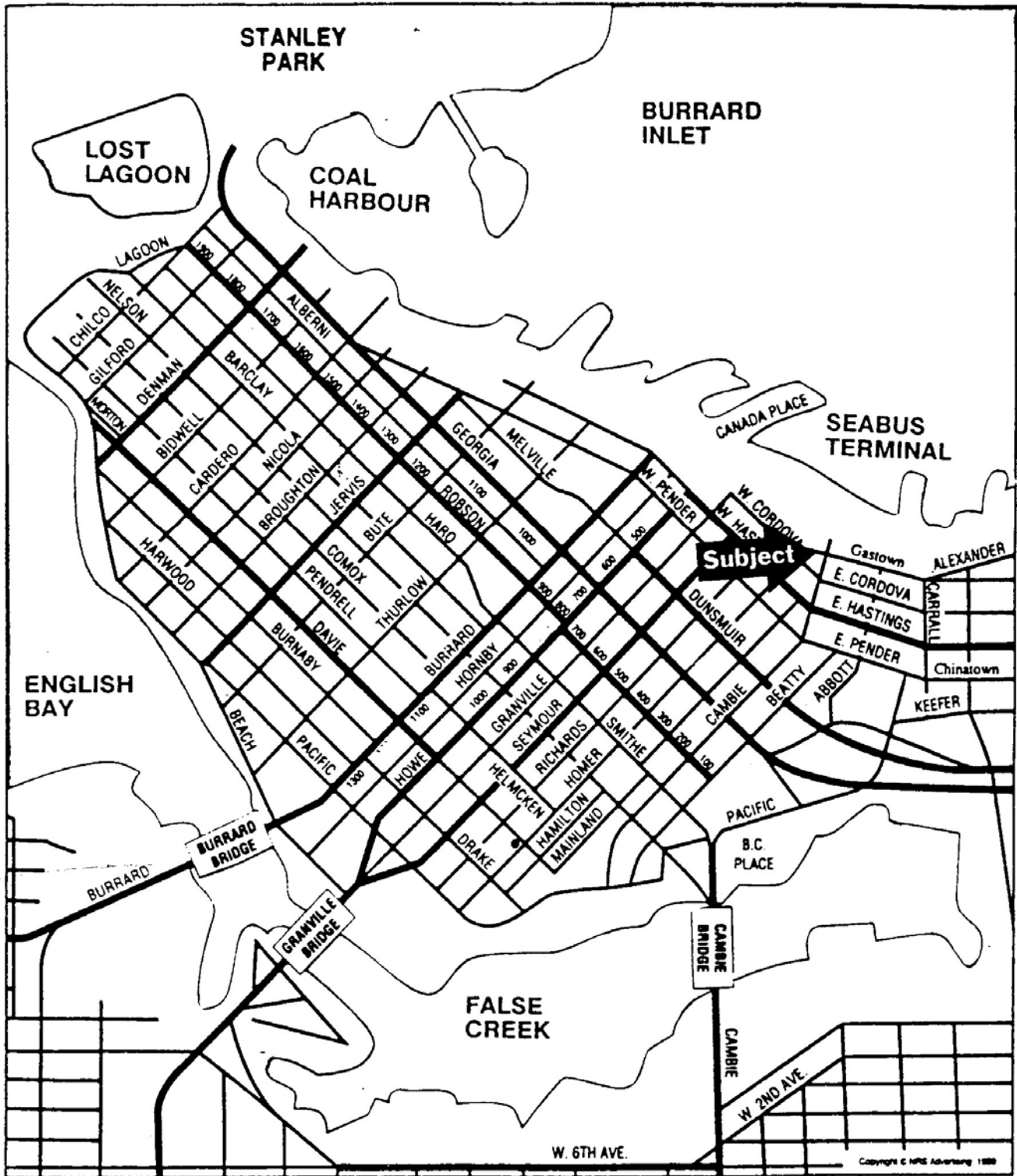
Tenant	Unit #	Lease Term	Area Sq. Ft.	Rent P.A.	Rent / Sq. Ft.	Renewal Option
Brioche Urban Baking	1B Main floor	6/1/93 to 5/31/06	1,319	\$29,028.04	\$22.00	3 yr.
Rocket Reprographics	1C Main floor	1/1/02 to 12/31/07	1,374	\$27,489.96	\$20.00	5 yr.
ILSC Vancouver Inc.	2 2 nd floor	1/1/03 to 01/31/06	3,652	\$51,127.92	\$14.00	3 yr.
Brittania College Inc.	3 3 rd floor	7/1/03 to 10/31/06	3,615	\$46,091.16	\$12.75	3 yr.
Brittania College Inc.	Basement	7/1/03 to 10/31/06	3,030	\$33,330.00	\$11.00	3 yr.
UBCIC	4 & 5 4 th & 5 th floors	9/1/03 to 8/31/06	7,230	\$107,299.92	\$14.84	3 yr.
			<u>20,220</u>	<u>\$294,357.00</u>	<u>\$14.60</u> Avg.	



concrete (metal)!

RECT:-





Downtown Peninsula Vancouver