



**FOR SALE**



**522 – 526 BEATTY STREET  
DOWNTOWN VANCOUVER, BC**

**CALL: CHRIS MIDMORE 604-714-4786 (Direct)**

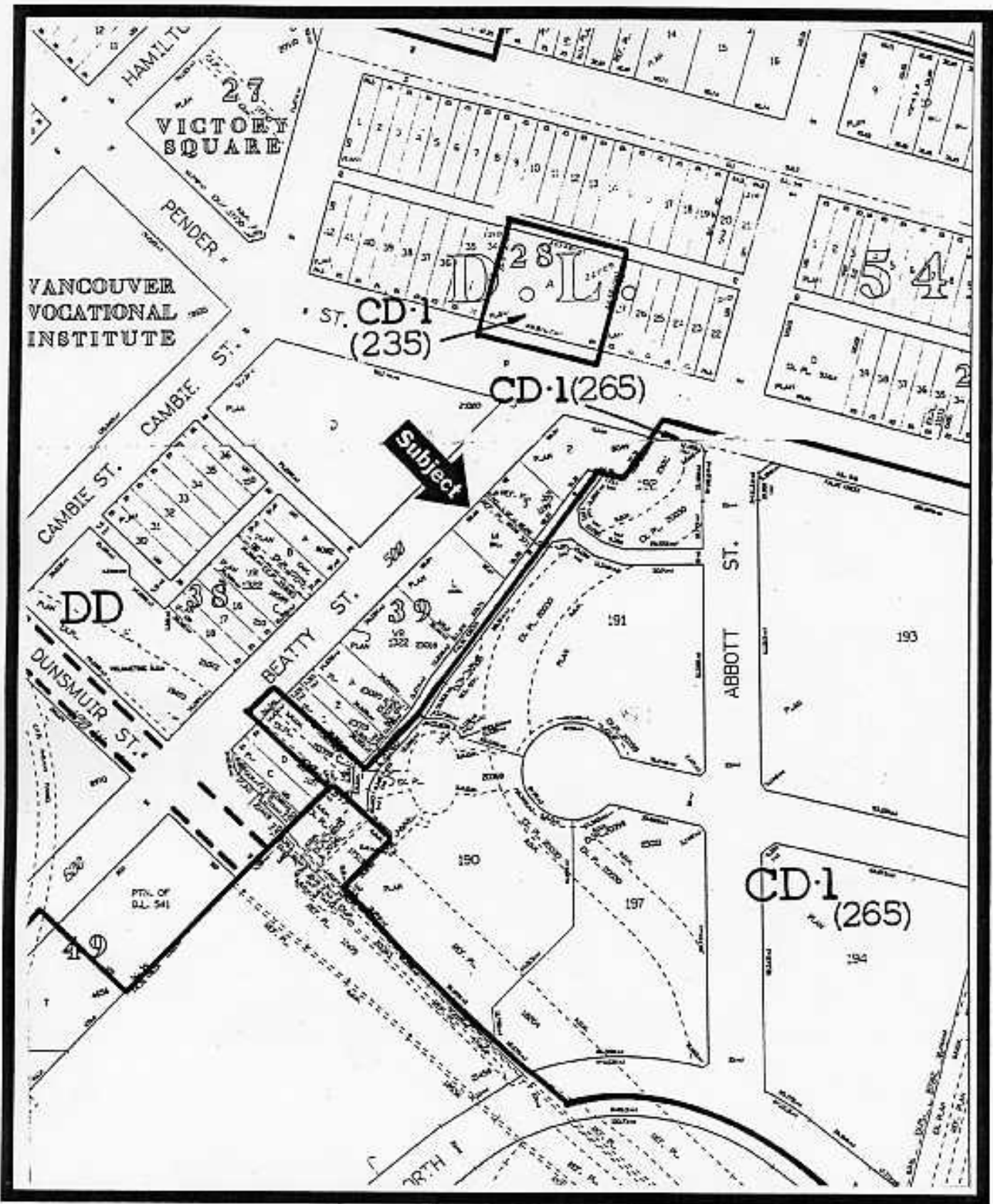
# FOR SALE

- ADDRESS:** 526 Beatty Street, Vancouver, BC
- LEGAL DESCRIPTION:** Lot M, Block 39, DL 541, Plan 1199
- THE SITE:** The site is irregular in shape with a frontage of 58.85 ft., a depth of 85.06± ft. on the north side and 92.17± on the south side for a total area of approximately 5,214 sq.ft.
- LOCATION:** The property is located in Downtown Vancouver, approximately five blocks east of the Central Business District. Specifically it is located mid-block on the east side of Beatty Street between Dunsmuir Street to the south and Pender Street to the north.
- There is a five storey City owned parkade directly across Beatty Street to the west and International Village and Tinseltown are directly behind to the east of the subject. Phases I and II of International Village, comprising 368 residential units and 380,000 sq.ft. of commercial space, have been completed. There are over 900 residential units to be built on three remaining parcels.
- 526 Beatty is also within three blocks of General Motors Place, Queen Elizabeth Theatre, Vancouver Playhouse, Vancouver Public Library, Gastown, Chinatown, the Seawall and Andy Livingston Park, which contains tennis and basketball courts, baseball diamond, children's play area, water features and the largest artificial turf playing field in North America.
- IMPROVEMENTS:** The property is improved with a 45,000± sq.ft. , nine storey brick and timber building with floor plates of approximately 5,000 sq.ft. There are seven floors above Beatty Street and two below with natural light from the rear lane. There is a grade level loading door from the lane with access to two freight elevators.
- Approximately 12 years ago the building was substantially renovated including new plumbing, electrical, heating/air conditioning, roof, sprinklers, two washrooms per floor and seismic upgrading.
- The building is currently used by the owner for garment manufacturing with the main floor finished as office/showroom.
- ZONING:** DD (Downtown District)
- PROPERTY TAXES:** \$43,692.49
- PRICE:** \$3,900,000.00

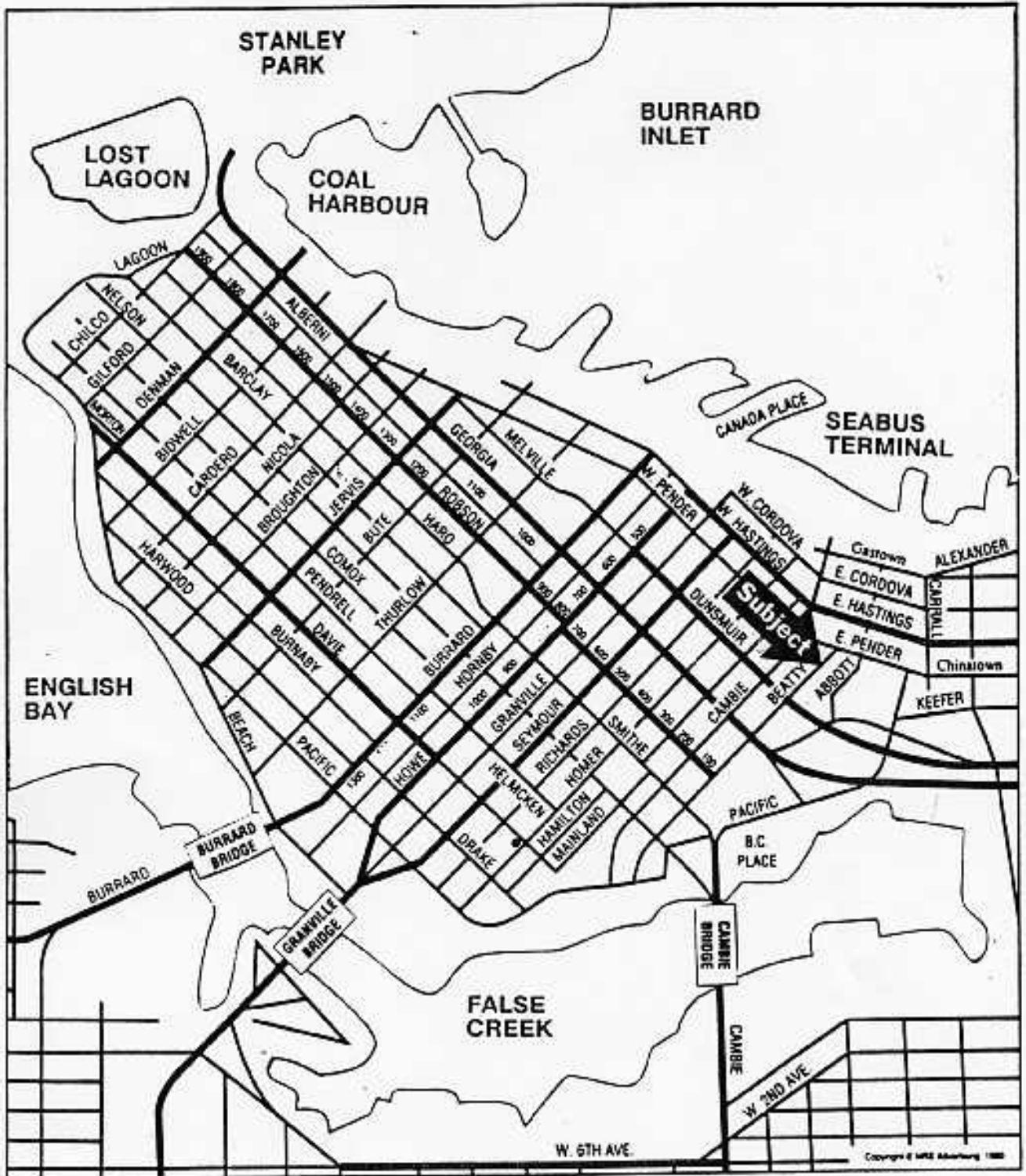


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# Downtown Peninsula Vancouver



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