

Macdonald Commercial For Sale

West End Concrete Highrise



36 Strata Units

1265 Barclay Street
Vancouver, BC

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Greater Vancouver's Premiere Multi-Family Website

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Goodman
REPORT



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Location	Dorchester Tower is extraordinarily well located in Vancouver's West End District. It is situated on the north side of Barclay between Jervis and Bute Streets; three blocks west of Burrard and two blocks south of Robson Street. While in a quiet area, the subject property is only a few minutes walk to the City's downtown core, transportation, shopping, Stanley Park, English Bay and YMCA.		
Site	The site is rectangular with approximately 88.05' frontage on Barclay and 131.06' depth to the lane for a total of 11,520 square feet.		
Legal Description	Lots 1-36, DL 185, LD 36, Plan VAS2681		
Zoning	RM-5B		
Improvements	Dorchester Tower is an 11 storey strata apartment highrise consisting of 36 suites. Features include secure underground parking, twin elevators, and balconies. Brick and stucco exterior.		
Age	1990		
Suite Mix	8	1 Bedroom	(total approximate net leasable/saleable area of 31,891 square feet)
	<u>28</u>	2 Bedroom	
	36	Units	
2006 Tax	\$50,048.72		
2007 Assessments	Land	\$	5,240,200
	Improvements:	<u>\$</u>	<u>6,324,000</u>
	Total	\$	11,564,200
Asking Price	Call listing agent for details.		

Dorchester Tower
1265 Barclay Street, Vancouver, BC

Strata Lot #	Suite Mix	SQ. FT.	2007 Assessments		Totals
			Land	Improvement	
1	2 Bedroom	930	\$ 130,000	\$ 184,000	\$ 314,000
2	2 Bedroom	900	\$ 134,000	\$ 173,000	\$ 307,000
3	2 Bedroom	976	\$ 136,000	\$ 192,000	\$ 328,000
4	2 Bedroom	930	\$ 137,000	\$ 183,000	\$ 320,000
5	2 Bedroom	900	\$ 140,000	\$ 174,000	\$ 314,000
6	2 Bedroom	976	\$ 144,000	\$ 191,000	\$ 335,000
7	1 Bedroom	623	\$ 99,200	\$ 121,000	\$ 220,200
8	2 Bedroom	930	\$ 140,000	\$ 183,000	\$ 323,000
9	2 Bedroom	900	\$ 143,000	\$ 174,000	\$ 317,000
10	2 Bedroom	976	\$ 147,000	\$ 192,000	\$ 339,000
11	1 Bedroom	623	\$ 101,000	\$ 121,000	\$ 222,000
12	2 Bedroom	930	\$ 146,000	\$ 184,000	\$ 330,000
13	2 Bedroom	900	\$ 149,000	\$ 175,000	\$ 324,000
14	2 Bedroom	976	\$ 153,000	\$ 193,000	\$ 346,000
15	1 Bedroom	623	\$ 105,000	\$ 121,000	\$ 226,000
16	2 Bedroom	930	\$ 148,000	\$ 185,000	\$ 333,000
17	2 Bedroom	900	\$ 151,000	\$ 178,000	\$ 329,000
18	2 Bedroom	976	\$ 156,000	\$ 194,000	\$ 350,000
19	1 Bedroom	623	\$ 106,000	\$ 126,000	\$ 232,000
20	2 Bedroom	930	\$ 155,000	\$ 186,000	\$ 341,000
21	2 Bedroom	900	\$ 157,000	\$ 179,000	\$ 336,000
22	2 Bedroom	976	\$ 163,000	\$ 194,000	\$ 357,000
23	1 Bedroom	626	\$ 112,000	\$ 123,000	\$ 235,000
24	2 Bedroom	930	\$ 157,000	\$ 187,000	\$ 344,000
25	2 Bedroom	900	\$ 159,000	\$ 180,000	\$ 339,000
26	2 Bedroom	976	\$ 165,000	\$ 195,000	\$ 360,000
27	1 Bedroom	626	\$ 113,000	\$ 124,000	\$ 237,000
28	2 Bedroom	930	\$ 163,000	\$ 188,000	\$ 351,000
29	2 Bedroom	894	\$ 164,000	\$ 180,000	\$ 344,000
30	2 Bedroom	976	\$ 172,000	\$ 196,000	\$ 368,000
31	1 Bedroom	626	\$ 116,000	\$ 129,000	\$ 245,000
32	2 Bedroom	1,083	\$ 181,000	\$ 219,000	\$ 400,000
33	2 Bedroom	1,074	\$ 181,000	\$ 214,000	\$ 395,000
34	1 Bedroom	636	\$ 119,000	\$ 125,000	\$ 244,000
35	2 Bedroom	1,174	\$ 205,000	\$ 237,000	\$ 442,000
36	2 Bedroom	1,108	\$ 193,000	\$ 224,000	\$ 417,000
		31,891	\$ 5,240,200	\$ 6,324,000	\$ 11,564,200