

For Sale

Ground Floor Retail



785 West 16th Avenue
Vancouver, BC

for further information contact
David & Mark Goodman 604.714.4790
Eric Poon 604.714.4768

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.

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Legal Description: Strata Lots 1, 2, 3 & 4, DL 472 & 526, NWLD Plan LMS 1748, PID 019-097-506, 019-097-514, 019-097-531, 019-097-522

Location: The property is well located on the north side of West 16th Avenue between Willow and Heather Streets. It is 3 blocks west of Cambie Street which houses the new Canada Line that connects downtown Vancouver to Vancouver International Airport. West 16th Avenue is an east-west arterial route that runs from UBC to Kingsway. The property is centrally located and is minutes from downtown Vancouver.

Building Description: The property consists of 4 strata lots totalling 2,012 square feet of ground floor area. It is part of a mixed use retail residential development "Sixteen Willow". The property has ground floor access and 70 feet frontage on West 16th Avenue providing excellent exposure. The Property is also serviced by 10 underground parking stalls. The property is currently used as a Synagogue. It is well improved with HVAC system, kitchen area, offices, and handicap washrooms.

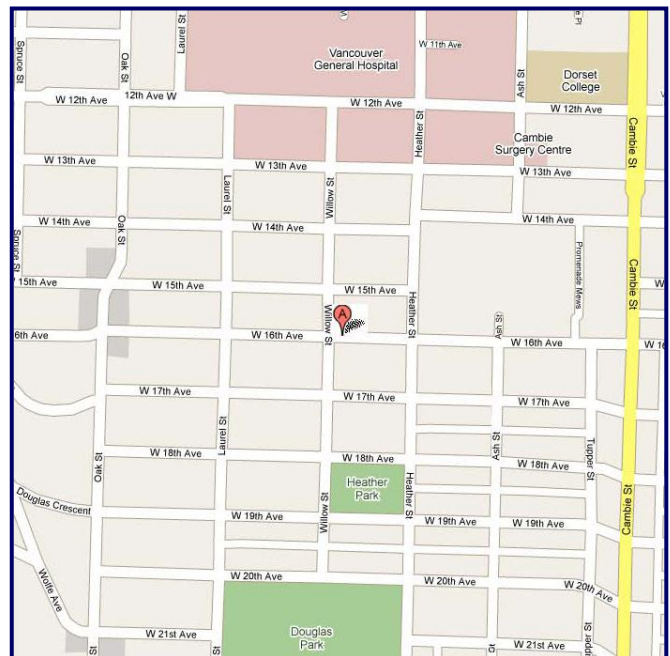
Zoning: CD-1

Strata Fee: \$435.21 per month

Property Taxes: \$64.61

Asking Price: \$850,000.00

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