

**MODERN STRATA OFFICE INVESTMENT OPPORTUNITY IN YALETOWN
1250 HOMER STREET, VANCOUVER**



For Sale

Ashley Osborn
604 356 5452
ashleyosborn@hqcommercial.ca

Mark Goodman*
604 714 4790
mark@goodmanreport.com
*Personal Real Estate Corporation

HQ Commercial
320 - 1385 West 8th Ave.
Vancouver, BC V6H 3V9
t 604 899 1122



Commercial

MODERN STRATA OFFICE INVESTMENT OPPORTUNITY IN YALETOWN

Building Highlights

- Constructed in 2002
- 1 block from the Yaletown Skytrain Station
- Four complete separate strata titled office floors – 100% leased
- Each floor can accommodate multiple tenants
- 11-foot ceilings on each floor
- Fully air conditioned and sprinklered
- Common men and womens' shower facilities
- Reinforced concrete construction
- Roof top deck
- Bike storage
- 27 parking stalls
- Generous contingency reserve fund

Financial Highlights

Current Net Operating Income (2015)

Building:	\$556,750
Parking:	\$60,000
Total:	\$616,750

Tenants' are charged a management fee of 5.00% of net rent which is currently \$40,735.

Legal Description

Strata Lots 10, 11, 12 and 13 Strata Plan BCS106 District Lot 541

PIDs

025-498-959, 025-498-967, 025-498-975, 025-498-983

Rentable Area

21,560 sq. ft.

Zoning

HA-3, Yaletown Historical District Area

Property Taxes (2014)

\$128,231.69

Tenants

- Peregrine Diamonds Ltd.
- Spring Advertising Ltd.
- Flycow Games Ltd.
- Kirk & Co. Consulting Ltd.
- Clean Balance Power Inc.
- Wertz Media Ventures Inc.
- RGP Law Group Inc.
- Sales Talent Agency Inc.
- Yaletown Financial Management Inc.

Financing

Title will be provided free and clear of financing

Net Operating Income

\$657,485 management fee included

Asking Price

\$18,000,000

Ashley Osborn

604 356 5452

ashleyosborn@hqcommercial.ca

Mark Goodman*

604 714 4790

mark@goodmanreport.com

*Personal Real Estate Corporation

HQ Commercial
320 - 1385 West 8th Ave.
Vancouver, BC V6H 3V9
t 604 899 1122



Commercial