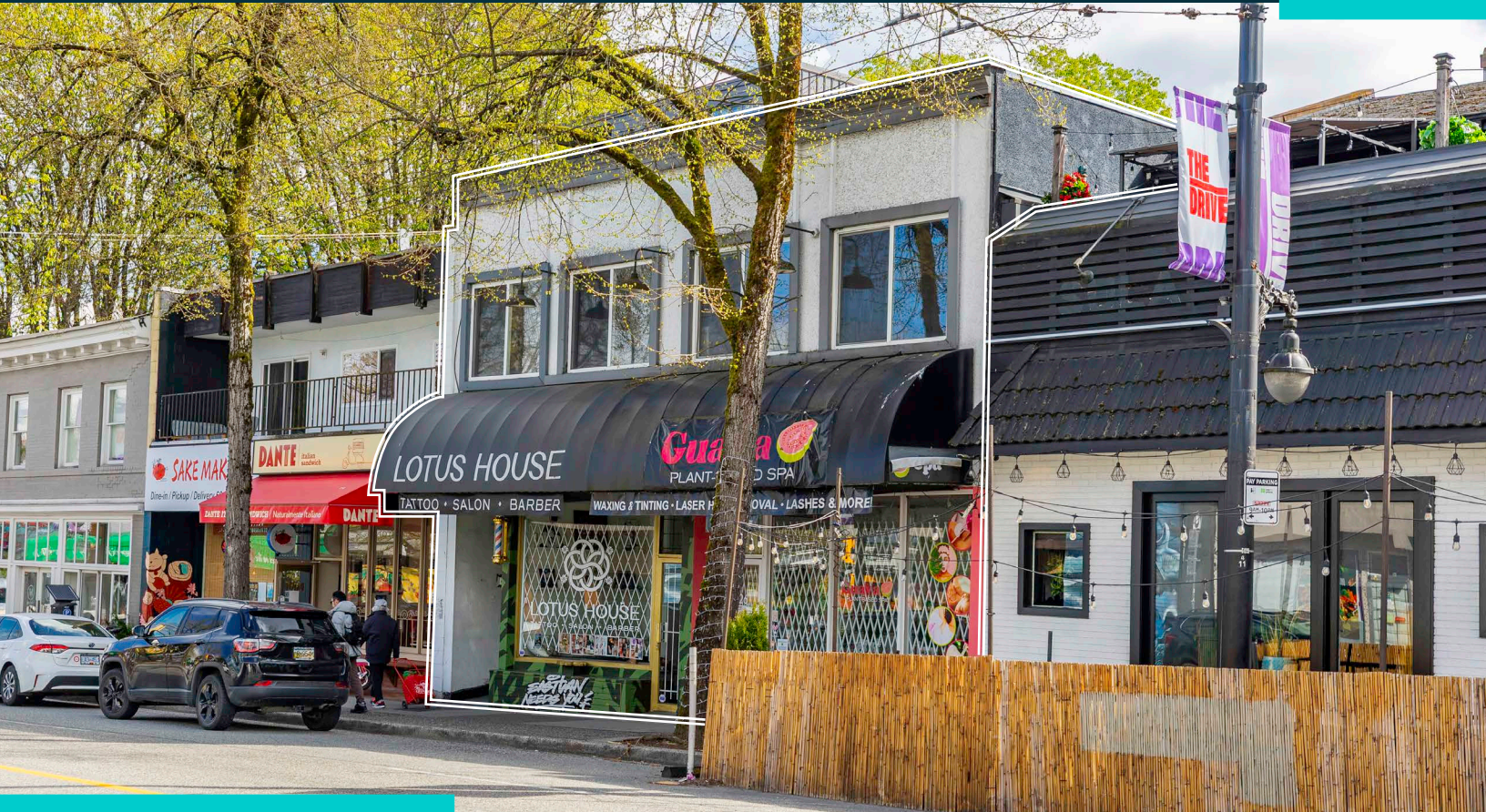


FOR SALE

Fully Leased Investment Opportunity
in the Heart of Commercial Drive

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

CBRE



1122 COMMERCIAL DRIVE

Vancouver, BC

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CBRE Limited

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THE LOCATION

The Subject Property is ideally located on Commercial Drive between Napier Street and William Street along the most vibrant commercial strip of Commercial Drive. The available Property is surrounded by various authentic merchants, cool restaurants, and charming specialty boutiques that make up the area known as “The Drive”. This sought-after neighbourhood offers a diverse selection of eateries, local cafes, pubs, quaint shops and services, as well as is surrounded by a dense residential area.

Situated less than a 1-minute walk from Grandview Park and a short bus or drive to the major Commercial-Broadway Station, the Property sees consistent daytime, nighttime, and weekend traffic. The area is well-served by multiple transit lines and is conveniently located in proximity to Downtown Vancouver and Highway-1.



INVESTMENT HIGHLIGHTS



Exceptional central location with prime frontage onto Commercial Drive



High traffic counts with exposure to +14,800 vehicles per day



Strong commercial retail node with high volumes of foot traffic



Home to Little Italy - an iconic pocket of Metro Vancouver



Notable parking with ample surface parking at the rear of the building



Leased to 2 commercial and 4 residential tenants providing stable income

SALIENT DETAILS

Civic Address	1122 Commercial Drive, Vancouver, BC V5L 3X2	
PID	008-172-846	
Retail Area¹	1124 Commercial Drive	1,455 SF
	1126 Commercial Drive	750 SF
	Total	2,205 SF
Site Area	3,696 SF	
Tenancy	Lotus House Tattoo & Salon	
	Guava Vegan Wellness	
	4 Residential Tenants	
Parking	Surface parking at the rear of building	
Zoning	C-2C1 Commercial	
Gross Taxes	\$32,954.70	
NOI²	Contact Agents	
Asking Price	\$3,750,000	

¹ Unit of measurement provided by seller. Subject to verification.

² Signed CA required for income summary & dataroom access.

THE OPPORTUNITY

Presenting a unique opportunity to acquire a fully tenanted retail investment property at 1122 Commercial Drive.

The opportunity comprises two retail units totalling 2,205 SF on a 3,696 SF site. The units are occupied by Lotus House Tattoo & Salon and Guava Vegan Wellness. The building also contains 4 residential units on the second level.

For further information on Net Operating Income (NOI) and lease details, please contact agents.

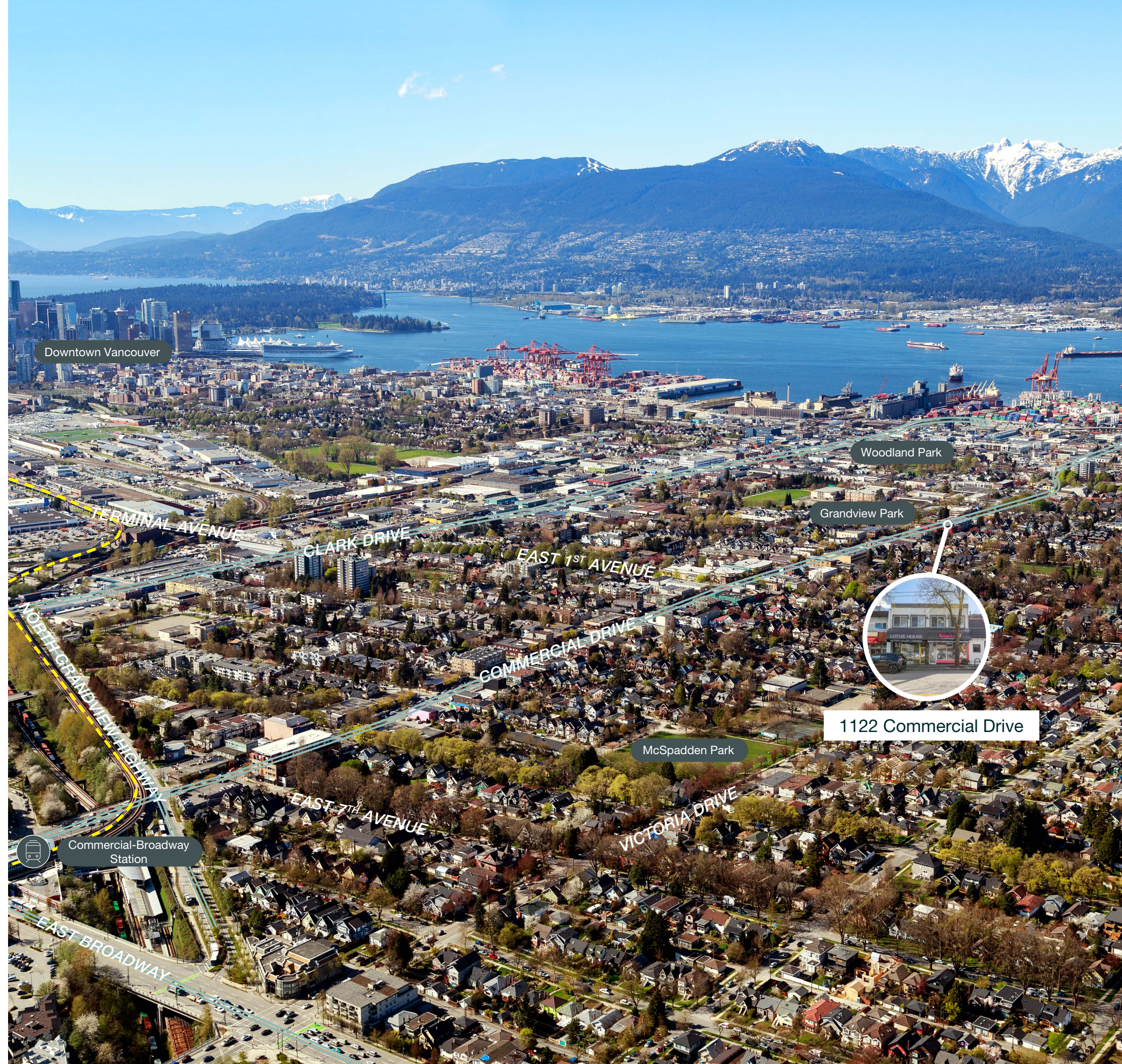


NEIGHBOURHOOD RETAILERS

- + LIVIA Forno e Vino
- + Don't Argue Pizza
- + Santa Barbara Market
- + The Charlatan
- + The Flamingo Room
- + Havana Vancouver
- + Sing Sing
- + Sula Indian Restaurant
- + The Lunch Lady
- + Choices Market
- + Sopra Sotta Pizzeria
- + BC Liquor
- + Bar Corso
- + Loula's
- + La Mezcaleria
- + Pax Romana
- + The Bench Bakehouse
- + Liberty Wine Merchants
- + La Grotta Del Formaggio
- + Cafe Calabria
- + Mintage
- + Persia Foods
- + Velveteen Vintage
- + Kin Kao
- + Pepino's
- + Caffè La Tana

PARKS & SCHOOLS

- + Grandview Park
- + Woodland Park
- + McSpadden Park
- + Britannia Elementary & Secondary School
- + Queen Victoria Annex
- + St. Francis of Assisi School



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