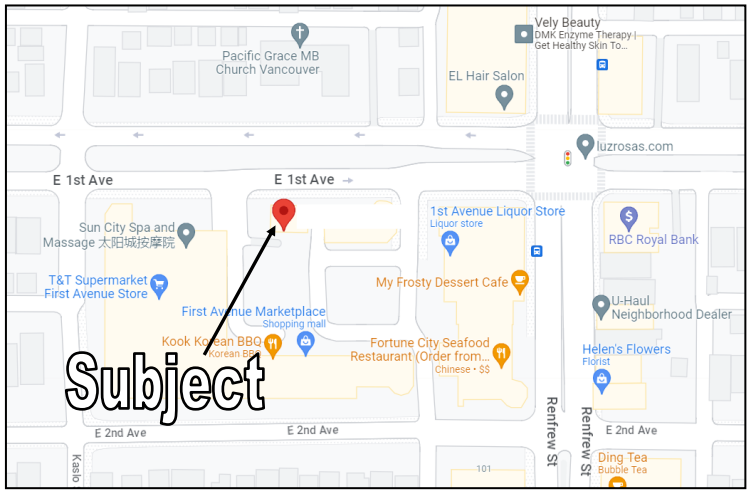
Over 30 Years Bakery Business on 1st Ave

For Sale

2800 E 1st Ave, Vancouver





Incredible Business Opportunity Awaits! Over 30 years bakery business. Approx. 1,528 SF unit is available on prime location, the First Avenue Marketplace shopping mall. Next to T&T Supermarket, and an array of retails. Bus stop next to the mall, and surrounded by group of residents, provide lots of traffic. The major distributor is the biggest Asian supermarket, with lots of group potential. Retail and wholesale store has long lease with renew option, stable workers. The seller is willing to train potential buyer. Don't miss this opportunity to operate a business with loyalty customer base and trusted distributor. **Call for more details!**

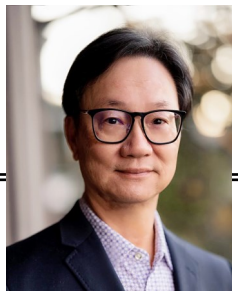
Property Information	
Zoning:	CD-1 (183)
Unit Size:	Approx. 1,528 SF
Built Year:	1989
Parking:	Open

Basic Rent

$34 per SF

$51,952 per annum,

and $4,329.33 per month



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Raymond Leung
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Leung Real Estate Group Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

**Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.*

City of Vancouver ***Zoning and Development By-law***
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

CD-1 (183)

2800 East 1st Avenue
By-law No. 6064

(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective November 4, 1986
(Amended up to and including By-law No. 8169, dated March 14, 2000)

Consolidated for Convenience Only

1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*

2 Uses

The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

(a) a community shopping centre comprising:
  (i) retail uses, but not including gasoline station - full serve or gasoline station -split island;
  (ii) service uses, but not including cabaret, drive-through service, hotel, motor vehicle wash, neighbourhood public house, production studio, repair shop - Class A, restaurant - Class 2, restaurant - drive-in;
  (iii) office uses limited to health care office, health enhancement centre, financial institution and general office limited to law, notary, travel, real estate and insurance; and
  (iv) library [6511; 89 06 27] [7221; 93 11 09]

(b) accessory uses customarily ancillary to the above uses including service and storage uses, off-street parking and loading facilities, pedestrian circulation and corridor space.

3 Floor Areas

(a) The maximum floor area or areas for the uses listed in Column 1 in Table A below shall be that appearing opposite in Column 2.

Table A

Column 1	**Column 2 (gross floor area)**
1. Grocery or Drug Store	3 530 m² (38,000 sq. ft.)
2. Other retail, service-commercial, library	5 621 m² (60,500 sq. ft.)
3. Office	2 797 m² (30,100 sq. ft.) [6511; 89 06 27] [7221; 93 11 09]
4. Enclosed pedestrian circulation, service, storage and corridor space	1 445 m² (15,553 sq. ft.)

(b) Notwithstanding clause (a), in no case shall the combined gross floor area for "Other retail, service-commercial, library" and "Office" uses exceed 6 689 m² (72,000 sq. ft.). [6511; 89 06 27]

(c) For the purposes of this section the following shall be included in the computation of gross floor area:
  (i) all floors of all buildings, both above and below ground level, to be measured to the extreme outer limits of the building. [6511; 89 06 27]

(d) For the purpose of this section the following shall be excluded from the computation of gross floor area:
  (i) areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing. [6511; 89 06 27]

Note: *Information included in square brackets* [ ] *identifies the by-law numbers and dates for the amendments to By-law No. 6064 or provides an explanatory note.*

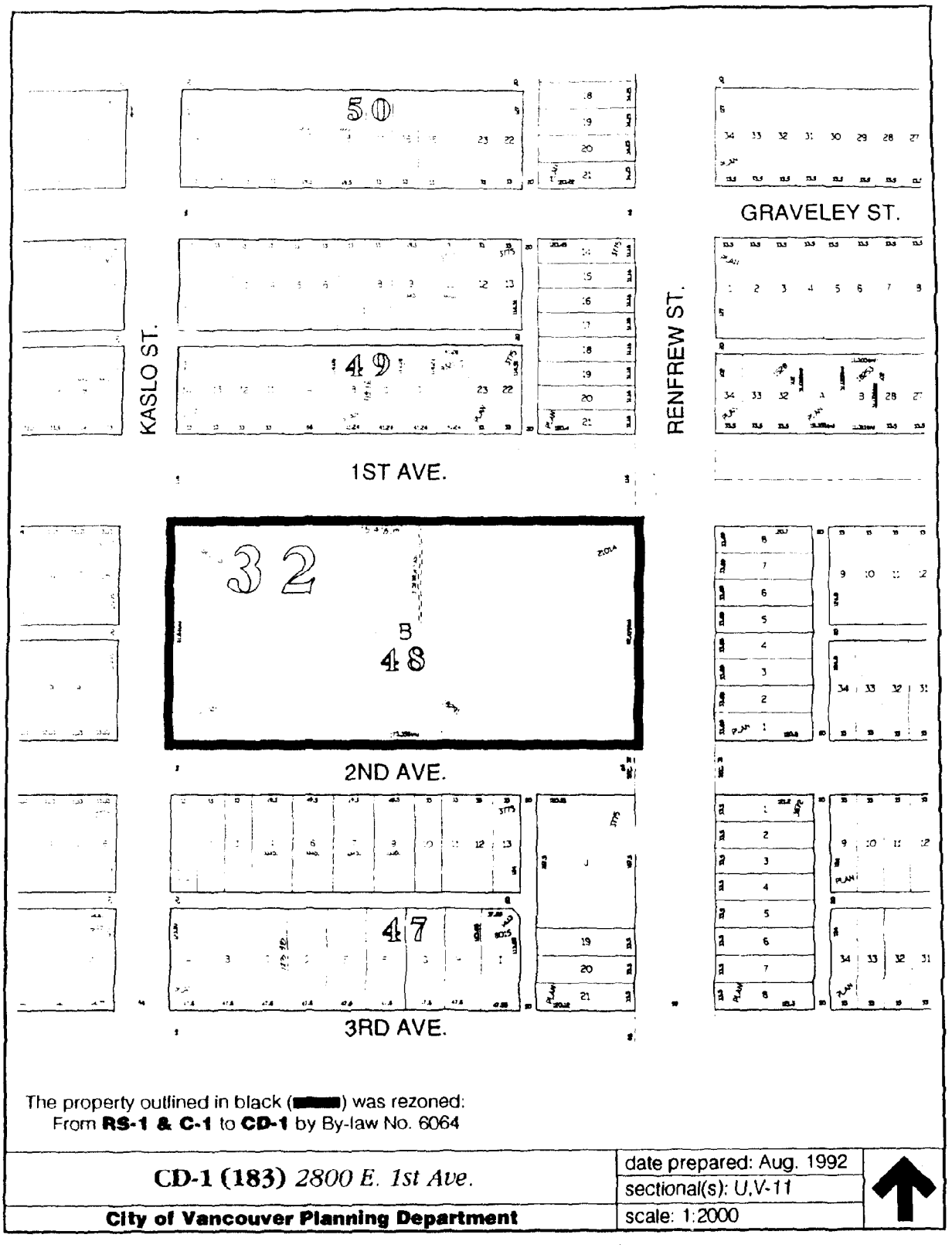
3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

4 Off-street Parking and Loading

(a) Off-street parking spaces shall be provided, developed and maintained in accordance with applicable provisions of the Parking By-law, except that a minimum of 329 spaces shall be provided. [6511; 89 06 27]

(b) Off-street loading spaces shall be provided, developed, and maintained to the satisfaction of the Director of Planning who shall first receive advice from the City Engineer.

5 *[Section 5 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*



The property outlined in black (▬) was rezoned:
From **RS-1 & C-1** to **CD-1** by By-law No. 6064

CD-1 (183) *2800 E. 1st Ave.*	date prepared: Aug. 1992
	sectional(s): U,V-11
City of Vancouver Planning Department	scale: 1:2000