# Free-Standing Corner Property Located on Prime Kingsway near Joyce Station in Vancouver







Free-Standing corner retail/commercial property (2 Buildings) located on Prime Kingsway near Joyce Street in Vancouver, BC. This is a great holding property with excellent future redevelopment potentials. Two buildings and two tenants with long term leases in place. Great income holding property with excellent redevelopment potentials.

**3486 Kingsway, Vancouver, BC**

| | |
|---|---|
| Age: | built in 1987 |
| Lot Size: | 13,437 sf Approx. |
| Zoning: | CD-1 (172) Comprehensive Development |

**Tenants:**

| | |
|---|---|
| Korean Restaurant: | $24.50/sf + T-Net |
| Terms: | October 1, 2016 – September 30, 2021 |
| Retail: | $20/sf + T-Net |
| Terms: | Jan 1, 2018 – Dec 31, 2022 |

Plan # VAP 20558 Lot G Block 10 Land District 36

**Property Assessment (2024):**

| | |
|---|---|
| Land: | $3,921,000 |
| Improvements: | $279,000 |
| Total: | $4,200,000 |

**Property Taxes (2024):** $44,585.40

**Asking Price: $9,990,000**

Award Winning Services!




**專長、商業投資、物業買賣、請電查詢**

**Contact Fred Today @ 604-880-3462**

**Let's Talk Commercial/Investment Real Estates!**

**蔡江忠**

**Fred Choy**

**choy_fred@hotmail.com** **www.fredchoyrealestate.ca** ***Personal Real Estate Corporation**

Re/Max Real Estate Services #110 – 3540 W.41st Ave, Vancouver, BC V6N 3E6 Tel: 604-263-2823 Fax: 604-263-1057



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