FOR SALE

124-136 East 6th Avenue Vancouver BC

Located half a block west of Main Street

LAND



Prime Development Lot in the heart of the Cambie Main Industrial District

For more information, please contact exclusive agent:

Chris Tsoromocos, B.Comm.

Cell: 604.725.4519

chris@trgcommercial.com

TRG COMMERCIAL

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by TRG Realty, TRG Commercial nor Chris Tsoromocos.

124 - 136 East 6th Avenue
Vancouver BC

LAND



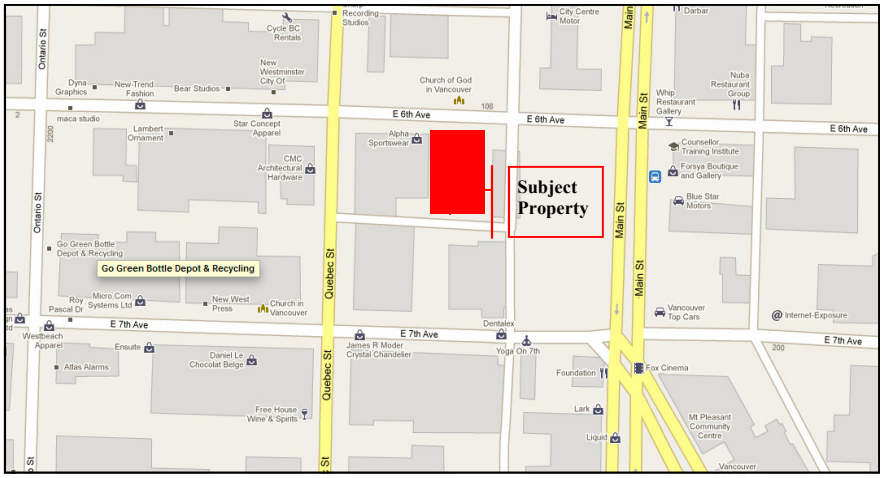
124 East 6th Avenue, Vancouver, BC (west lot)
Legal: Lot 3 Except the West 16.5 Feet Block 37 District Lot 200A Plan 197
PID: 015 553 957

136 East 6th Avenue, Vancouver, BC (east lot)
Legal: Lot A Block 37 District Lot 200A Plan 3664
PID: 012 399 051

ZONING
I-1 (INDUSTRIAL)

LOT SIZE
63 ft x 122 ft (7,686 square feet)

2011 PROPERTY TAXES
$27,877.56



RENTAL INCOME

#1) CRAFTSMAN COLLISION LEASE
- $30,000 per annum plus HST
- Lease expires March 31st, 2013
- 3 year option to renew

#2) PATTISON SIGN RENTAL
- $3,600.00 per annum plus HST

ASKING PRICE
$1,625,000.00

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