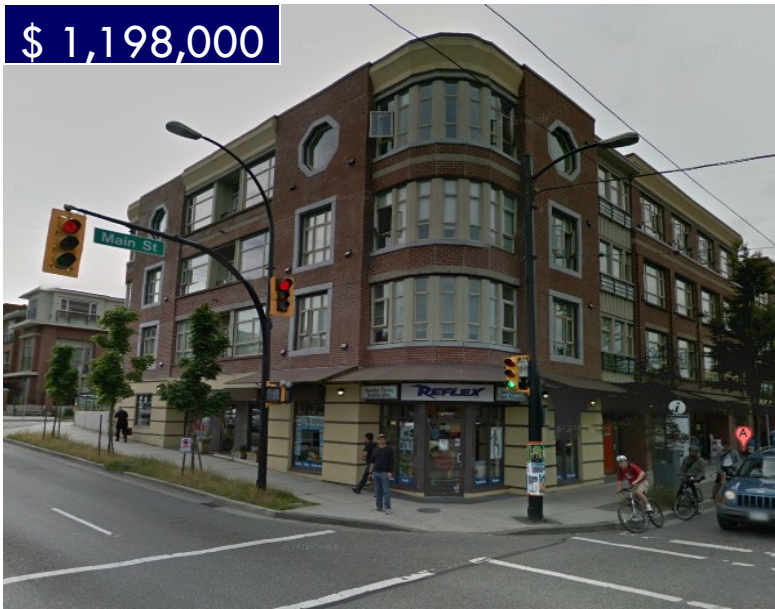




# Prime Corner Retail Opportunity FOR Sale

2828 Main St & 208 E 12th Ave, Vancouver, BC.

\$ 1,198,000



**Two corner** strata units are situated at the intersection of Main and 12th Avenue in the Domain building. This trendy Mount Pleasant location provides easy access from downtown and is in close proximity to IGA Marketplace, Subway, Pharmasave, Cobs Bread, and many other retailers and famous restaurants, very prosperous area would bring you great opportunities. Two units must be purchased together. These units are also **for lease**. The two units come with 2 parkings. 2828 Main St has 991 Sf, 208 E 12th St has 597 Sf. 1588 Sf in Total.

### Property Information

Address: 2825 Main St. & 208 E 12th Ave. Vancouver BC.  
Legal: PL BCS2939 LT 49& 50 DL 302 LD 36 THE STRAT LOT AS SHOWN ON FORM V.  
P.I.D.: 027-541-983; 027-541-991  
Zoning: C-2 Commercial  
Unit Sizes: 991 Sf. + 597 Sf. =1588 Sf.

### Assessment (2013)

Land \$ 664,000+358,000  
Improvement \$ 114,000+69,200  
Actual Total \$ 1,205,200

### Gross Tax (2013)

\$ 9988.03+6284.62  
\$ 16,272.65

### Strata Fee

\$406.64 +\$ 243.11  
= \$649.75



**Raymond Leung PREC\***

梁國權

604-644-6482

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- Re/Max Western Canada Top 4 全西岸加拿大首4名
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