## FOR SALE > INVESTMENT PROPERTY WITH REDEVELOPMENT POTENTIAL

# 899 Kingsway

Colliers INTERNATIONAL

VANCOUVER, BC



# Investment Highlights

- > High exposure property along sought after Kingsway corridor
- > Desirable C-2 zoning (mixed use)
- > Prime corner location
- > Currently improved with a two-storey building occupied by a Belron Canada dba Broco Auto Glass, providing strong income
- > Current revenue is \$88,604 per annum

#### **MORGAN DYER\***

Senior Vice President 604 661 0886 morgan.dyer@colliers.com

#### **COLLIERS INTERNATIONAL**

200 Granville Street, 19th Floor Vancouver, BC V6C 2R6 604 681 4111 www.collierscanada.com

# FOR SALE > INVESTMENT PROPERTY WITH REDEVELOPMENT POTENTIAL

Civic Address:	899 Kingsway, Vancouver, BC
Legal Address:	Lot 10, Block 90, District Lot 301, Plan 187, Land District 36 Parcel Identifier: 008-627-436
Location:	The Property is situated on the northwest corner of Kingsway and St. Catherines Streets - located along one of the busiest arterials in Metro Vancouver.
Site Area:	The site is irregular shaped with approximately 50 feet of frontage along Kingsway and 122 feet of depth. Total site area is 5,557 SF.
Traffic Counts:	Approximately 50,600 annual average daily vehicle traffic.
Improvements:	The property is improved with a one and a half storey building occupied by Belron Canada dba Broco Auto Glass and a residential tenant on the 2nd floor. Approximate building area is 3,380 SF.
Current Zoning:	C-2 (Commercial), which provides for redevelopment up to a maximum permitted density of 2.5 FSR
Assessment (2014):	Land \$1,414,000 Improvements <u>\$7,500</u> Total \$1,421,500
Gross Taxes (2013):	\$19,991.32
Net Income (2014):	\$88,604
Asking Price:	\$2,000,000 <del>\$2,150,000</del>

## SITE PLAN







### CONTACT US

MORGAN DYER\* SENIOR VICE PRESIDENT 604 661 0886 morgan.dyer@colliers.com

#### COLLIERS INTERNATIONAL

200 Granville Street, 19th Floor Vancouver, BC V6C 2R6 604 681 4111 www.collierscanada.com



This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2014. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Brokerage Inc. (Vancouver). \*Personal Real Estate Corporation. JH 03/2014