

ACTIVE
C8055949

Listing Date: 11/24/2023
Expiry 2/29/2024
DOM: 3 Board: V
Orig. \$4,200,000 Prev. Price: \$0

1860 BARCLAY STREET
West End VW
Vancouver West
V6G 1K8



For Sale **Land Commercial**
Land Commercial
Price: **\$4,200,000**
Leased/Sold
Leased/Sold /



Zoning: **RM-5B** Gross Prop **\$10,870.40** Tax Yr: **2023** Sale **Asset**
P.I.D.#: **006-680-992** Building/Complex Name:

Save the time at City hall with 1860 Barclay, a 7 strata lot townhouse development in one of downtown Vancouver's most coveted neighborhoods "West Of Denman". DP approval for a 4-storey infill building and retained 3-storey heritage building. Build and sell 7 boutique townhouses or hold long term with a desirable rental property. Conditional development permit in place allows immediate building or minor design changes. Highly desirable, rarely available location just two blocks to Stanley Park. Contact the listing agent for more info. Plans for 7171 Buildable sq ft consisting of 1 Studio (401 SF), 2 One Bedrooms (669 SF), 1 Two Bedroom (825 SF), 3 Three Bedrooms (1461 SF & 1685 SF)

MEASUREMENTS:

Subj. Space Sq.Ft: Space Avail for Lse:
Subj. Space Width Whse/Indust.Sq.Ft:
Subj. Space Depth: Office Area Sq. Ft:
Land Size Sq.Ft: **4,323.00** Retail Area Sq. Ft:
Land Size Acres: **0.10** Mezzanine Sq. Ft:
Acres Freehold: **0.10** Other Area Sq. Ft:
Acres Leasehold: Main Resid. Sq.Ft:
Subj Prop Width **33.00** Min. Divisible
Subj Prop Depth **131.00** Max. Contig. Space:

LEASE DETAILS:

Lease Type:
Lease Expiry Date:
Lse Term/Months:
Is a Sub-lease?:
Strata Fees/Month:
Seller's Int.: **Registered Owner**
Int. In Land: **Freehold**
First Nat.Res:
Occupancy: **Tenant**

NET / GROSS RENT

Basic Rent per Annum/SF:
Est. Additional Rent / SF:
Basic Rent per Month:
Est. Add. Rent per
Basic Rent per Annum:
Gross Rent per
Gross Rent per Month:
Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

of Buildings: # of Docks
of Storeys: # of Grade Doors:
of Elevators: # of Loading Doors:
Parking Spaces: Clear Ceiling Ht (ft):
Year Built: Class of Space:
Building
Potential to Redevelop? **Yes** Comments:
Plans for a 7 Strata Lot Heritage Retention Development
Environ. Assess.Done? **No** Comments:

MULTI-FAMILY DETAILS:

of Bachelor Apts:
of Studio Apts:
of 1 Bdrm Apts:
of 2 Bdrm Apts:
of 3 Bdrm Apts:
of 4+ Bdrm Apts:
of Penthouse Apts:
Total # of Apts
of Other Units:
Total # of Units:
APOD Cap Rate

BUS/BWP & AGR DETAILS:

Major Business Type:
Minor Business Type:
Business Name (d.b.a.):
Bus. Oper. Since (yr):
Confidentiality Reqd:
Major Use Description:

LEGAL: LOT 5, BLOCK 68, PLAN VAP92, PART W1/2, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT

REALTOR REMARKS Measurements are approx Buyer to verify if deemed important, Current house is rented. Please do not enter the property without permission.

DESIGNATED AGENT(S):

Sean Stevens PREC* - CONTC: 604-782-0821
Macdonald Realty - OFC: 604-263-1911
contact@seanstevens.ca

APPOINTMENT INFORMATION:

Contact Listing REALTOR®
Sean
604-782-0821
Virtual Tour:
Brochure:

Commission: **1.5% ON THE PURCHASE PRICE.**

Seller/Landlord: **WEST END PROPERTIES LTD., INC.NO. BC1075535**

Sell Firms: 1.

2

Buyer Agents:1

2.

3.