

# Cambie Village Investment Opportunity



**For Sale**

**3256 Cambie Street**

**Vancouver, BC**

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**COLLIERS INTERNATIONAL**  
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## Opportunity

Colliers is pleased to present a mixed-use retail and office building with great holding income, along with some value added opportunities and long term redevelopment potential.



# 3256 Cambie Street, Vancouver

## Location

The subject property is located on the east side of Cambie Street in between West 16th Avenue and West 17th Avenue. 3256 Cambie Street is in the heart of the Cambie Village area which is known for their abundance amount of retailers ranging from restaurants, theatre, coffee shops, grocery stores, clothing stores and other retailers. Close to major transportation routes and the Canada Line’s Broadway Station is within 5 minutes away by foot, allowing quick access to Downtown, Oakridge Mall and to the Vancouver International Airport.

## Building Information

### Highlights

- > 2-storey walk up with a full height basement area for storage use
- > Approximately 6,000+ SF of rentable space on two levels
- > Seismic upgrade in 2002
- > Full sprinkler system throughout the building
- > 600 Amps service for entire building
- > Roof was replaced in 2010
- > Central heating and HVAC system
- > Lot size of 3,630 SF
- > 6 office units with 5 of them being tenanted
- > 1 retail space that is tenanted by a restaurant tenant

### Cap Rate

- > 4.7% on existing income

### Rent Rolls and Financials

- > Contact Listing Agent for further information

### Lot Size

- > 33 ft. Frontage x 110 ft. Depth

### Zoning

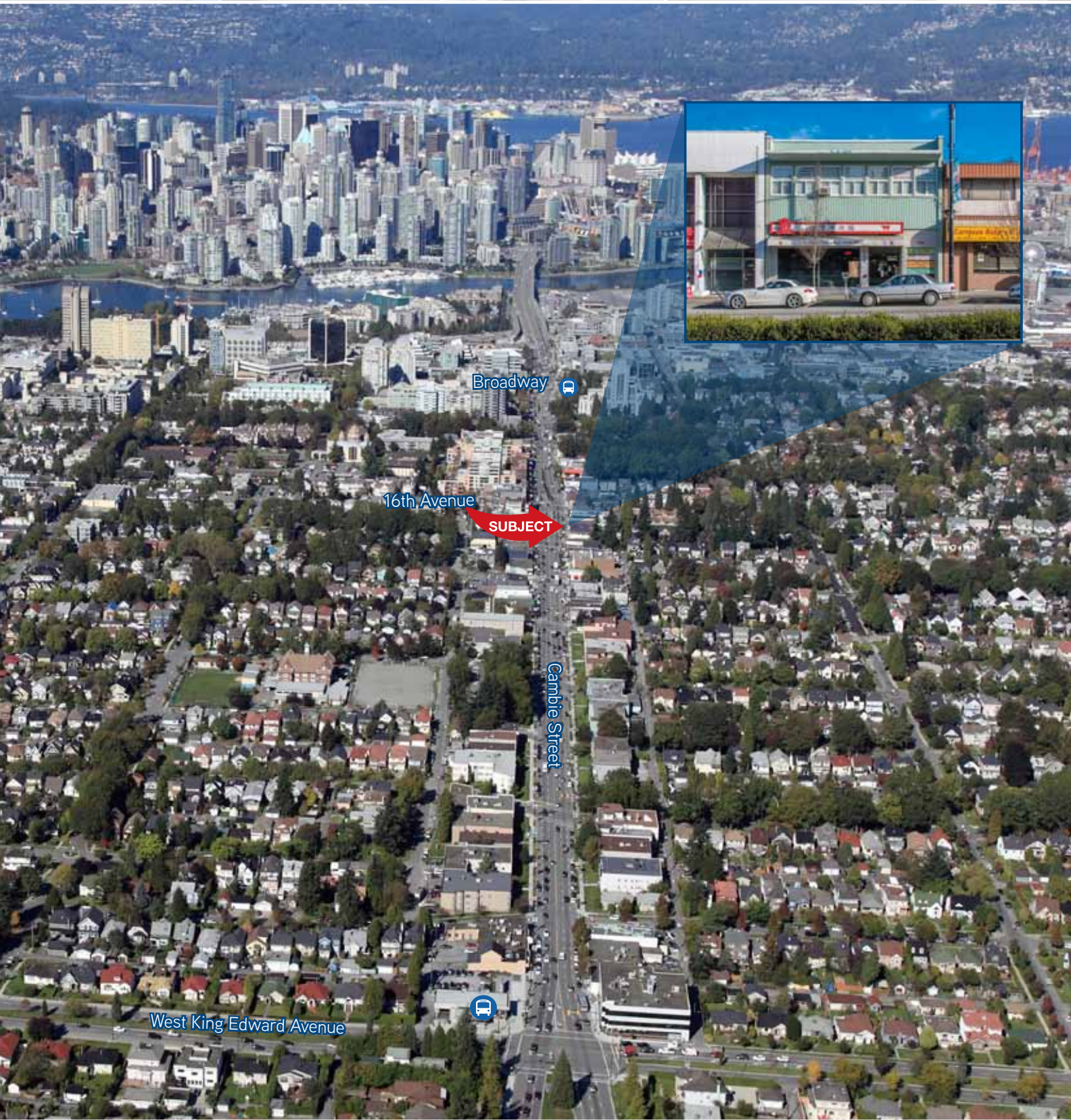
- > C-2 Commercial, based on the Cambie Corridor plan. This property falls inline with a 2.5 to 3.0 Floor Space Ratio (FSR) range.

### Property Taxes (2015)

- > \$40,838.36

### Asking Price

- > \$3,980,000

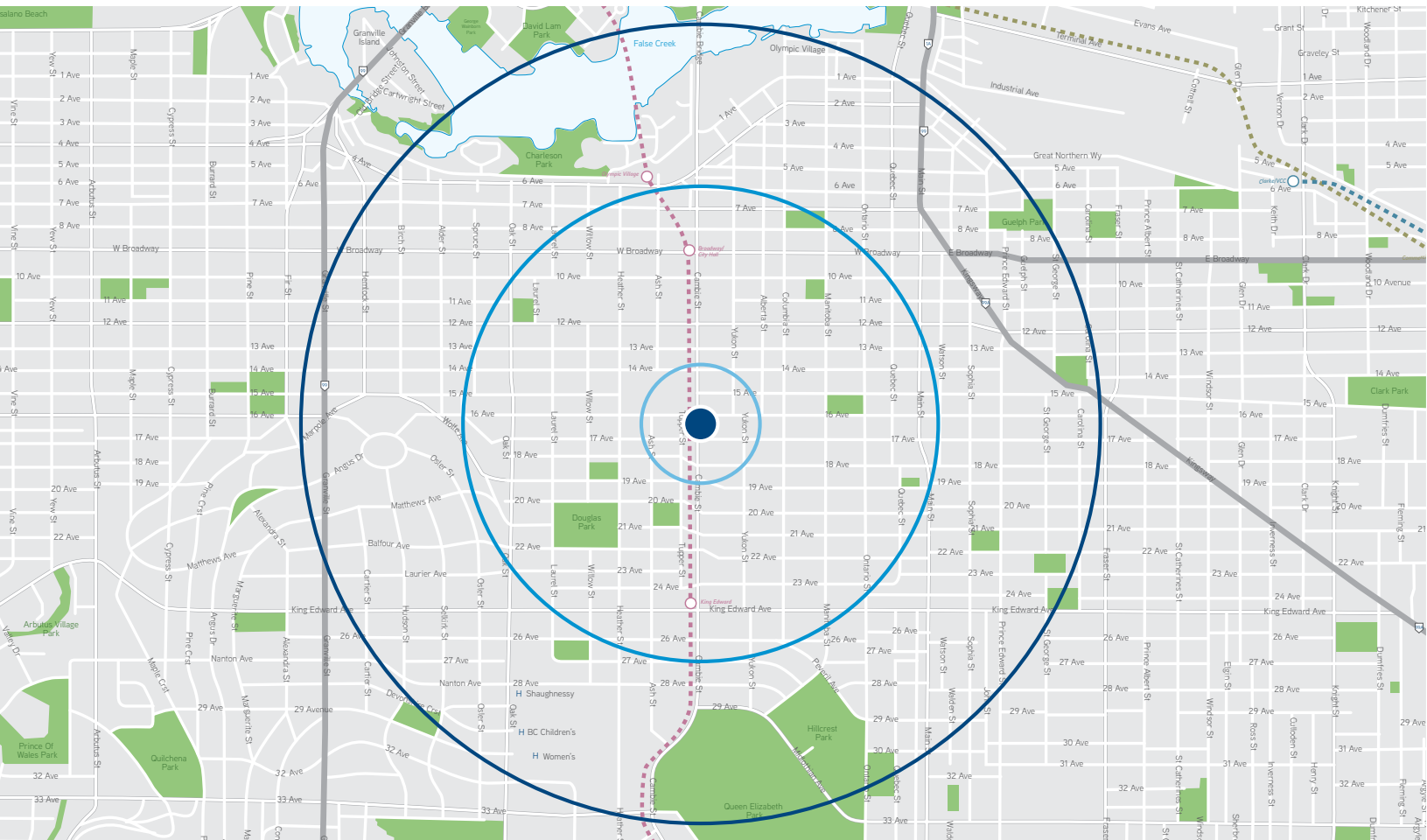




FOR SALE > HIGH PROFILE RETAIL/OFFICE SPACE

# Cambie Village

3256 CAMBIE STREET, VANCOUVER BC



## Contact

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## Demographics

	1km radius	3km radius	5km radius
<b>TOTAL AVERAGE POPULATION</b>			
2014 Estimate	24,555	194,466	460,629
2019 Projected	26,184	216,508	492,795
<b>AVERAGE HOUSEHOLD INCOME</b>			
2014 Estimate	\$90,956	\$86,744	\$86,149
<b>OCCUPIED PRIVATE DWELLINGS</b>			
2014 Owned	5,711	46,276	100,924
2014 Rented	6,613	53,553	116,049

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