



Retail Strata For Sale

706 E Broadway & 2502 Fraser Street

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The Opportunity

Don't miss this exciting opportunity to own up to 5,070 SF of commercial space on the corner of Broadway and Fraser Street in one of Vancouver's trendiest and most walkable neighbourhoods in Vancouver, Mount Pleasant. The Retail at Midtown Central will be the commercial and retail focal point in the lively residential community of Midtown Central.

With excellent exposure to the Broadway corridor and signage opportunities facing this busy thoroughfare, this is a perfect place for any retail business.

Features

- 8 commercial parking stalls and 3 class A bicycle storage with ample street parking upfront
- Expansive storefront glazing
- Class B loading bay and dedicated commercial garbage area
- Elevator accessible
- Each unit has one 200 amp 3 phase panel
- Gas connections to both units
- Sanitary and water lines to each unit
- Ventilation shafts are in place with no infrastructure provided
- Mechanically louvered for exhausting around exterior perimeter
- Transfer fans are within shell space and installed
- Available now



The Neighbourhood

Mount Pleasant is a lively and amenity rich neighbourhood surrounded with some of the city's best restaurants, cafes, breweries and boutiques. With ample green space and multiple transit and bike friendly options this is not only a great place to live, but for any retail business to thrive. Join one of the city's fastest growing neighbourhoods and a community of creative businesses.

Demographics | Mount Pleasant (2016)



Population
32,955



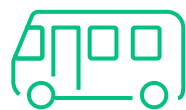
Households
17,990



Avg. Household Income
\$66,299



Walk score
92



Transit score
83



Bike score
95

**Mount Pleasant is Vancouver's Fastest
Growing Neighbourhood**



Location

Schools

- 1. Mount Pleasant Elementary
- 2. St. Patrick Regional Secondary
- 3. St. Francis Xavier Catholic School
- 4. Great Northern Way Campus
- 5. St. Patrick's Elementary School

Restaurants

- 6. Pizzeria Barbarella
- 7. Osteria Savio Volpe
- 8. Los Cuervos Taqueria & Cantina
- 9. Les Faux Bourgeois
- 10. Zocalo
- 11. Brassneck Brewery
- 12. Main Street Brewing
- 13. Eight 1/2 Restaurant Lounge
- 14. Burdock & Co
- 15. The Wallflower
- 16. The Cascade Room
- 17. Sal y Limon
- 18. Tocador
- 19. Fable
- 20. Como Taperia
- 21. Sing Sing
- 22. Freshii

Services

- 23. Yoga on 7th
- 24. Spin Society
- 25. Mount Pleasant Dental Group
- 26. Gracie Barra
- 27. Pure Nail Bar
- 28. Mount Pleasant Optometry Centre
- 29. Mount Saint Joseph Hospital
- 30. Stone Fox Hair

- 31. Heartbreaker Salon
- 32. Tisol Pet Nutrition & Supply Store
- 33. Uptown Barbers
- 34. Ball and Biscuit Pet Boutique
- 35. Spool of Thread

Groceries & Shopping

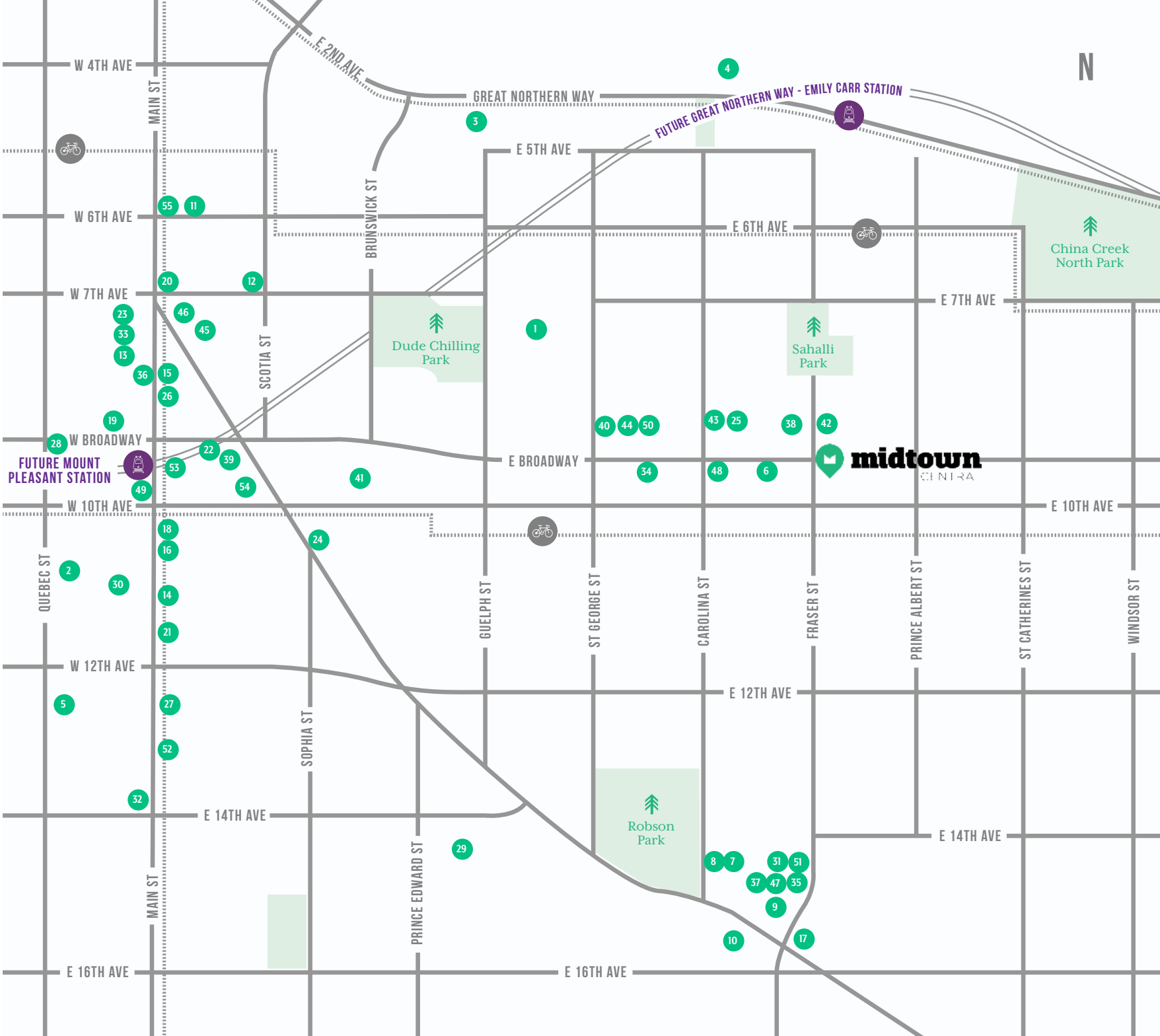
- 36. 8th & Main
- 37. The Aviary
- 38. Nada
- 39. Nesters Market
- 40. Sakura-ya
- 41. Kingsgate Mall
- 42. R.A.D Cycles
- 43. Mac's Convenience Store
- 44. Kim's Market

Recreation

- 45. Mount Pleasant Community Centre
- 46. Vancouver Public Library, Mount Pleasant Branch

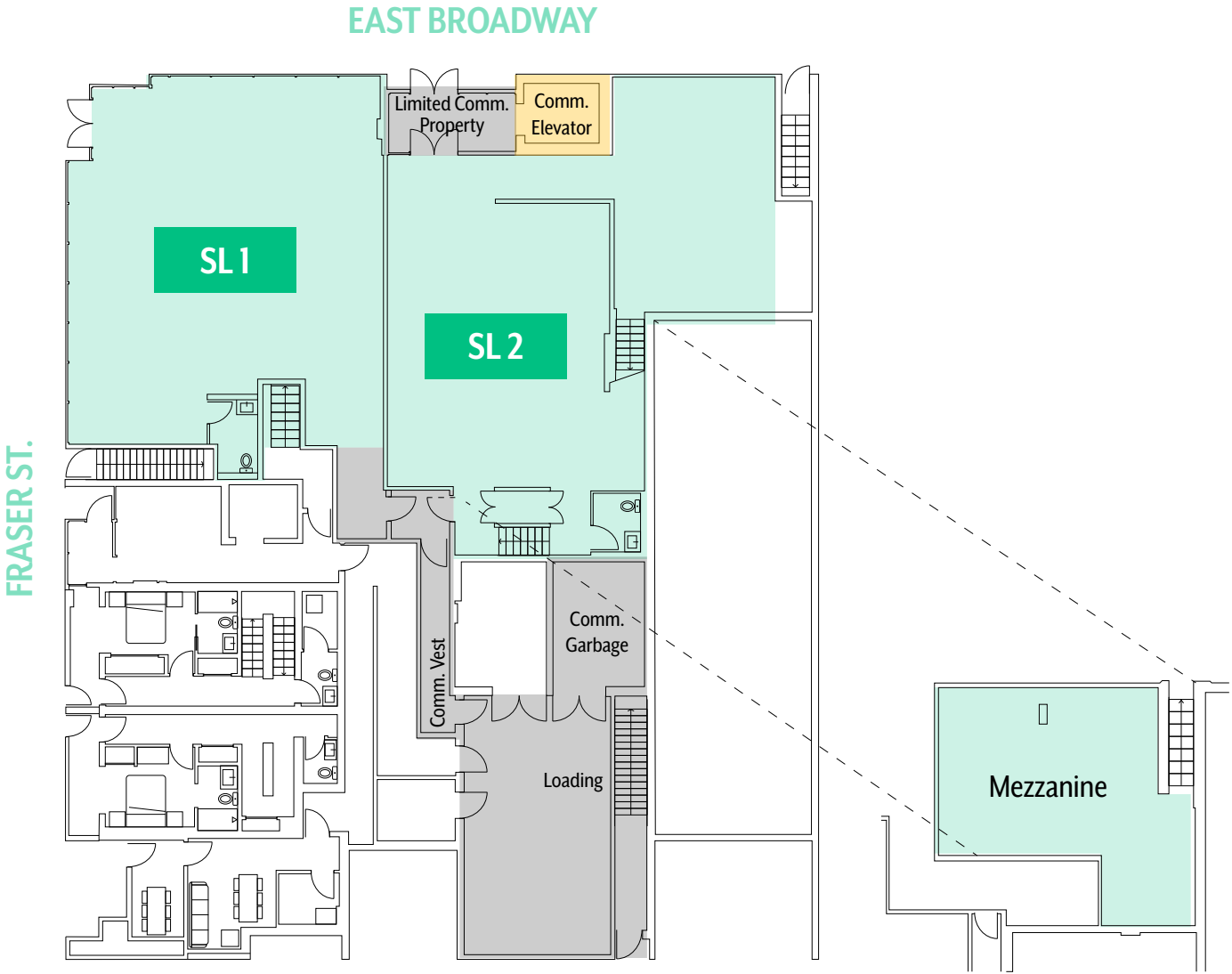
Coffee Shops & Bakeries

- 47. Matchstick Coffee
- 48. Anna's Cake House
- 49. Kafka's Coffee and Tea
- 50. Paper Crane Cafe
- 51. The Gluten Free Epicurean
- 52. 49th Parallel Coffee Roasters & Lucky's Doughnuts
- 53. Bean Around The World
- 54. Thierry
- 55. Cartems Donuterie



Floorplan & Specs

	SF	Estimated Strata Fees	Pricing
SL 1 - 2502 Fraser St.	1,908 SF	\$780.88 monthly	\$2,100,000
SL 2 - 706 E Broadway			
Ground Floor:	2,292 SF	\$1,267.84 monthly	\$2,750,000
Mezzanine:	870 SF		
Total:	3,162 SF		
Total	5,070 SF		



Why Owning is a Smart Business Decision:



BUILD EQUITY

- As you pay down your principal, your equity grows.

ENJOY CERTAINTY

- Fixed interest rates mean you can lock in monthly payments.

REALIZED ADVANTAGES

- Capital investments bring long-term value while operating expenses and mortgage interest can be written off.

EXERCISE CONTROL

- Avoid annual rent escalations and have a say in your operating expenses and management fees.

CONTROL YOUR FUTURE

- Property ownership means you have a long-term asset that can be leased or sold.
- Mortgage payment eventually goes to zero vs. rental payments that typically increase for eternity.



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