

FOR SALE

935, 943 & 947 SEYMOUR STREET • VANCOUVER, BC




RETAIL UNITS IN DOWNTOWN DISTRICT




100
WALKER'S
PARADISE


100
RIDER'S
PARADISE


69
BIKEABLE

PETER GIBSON

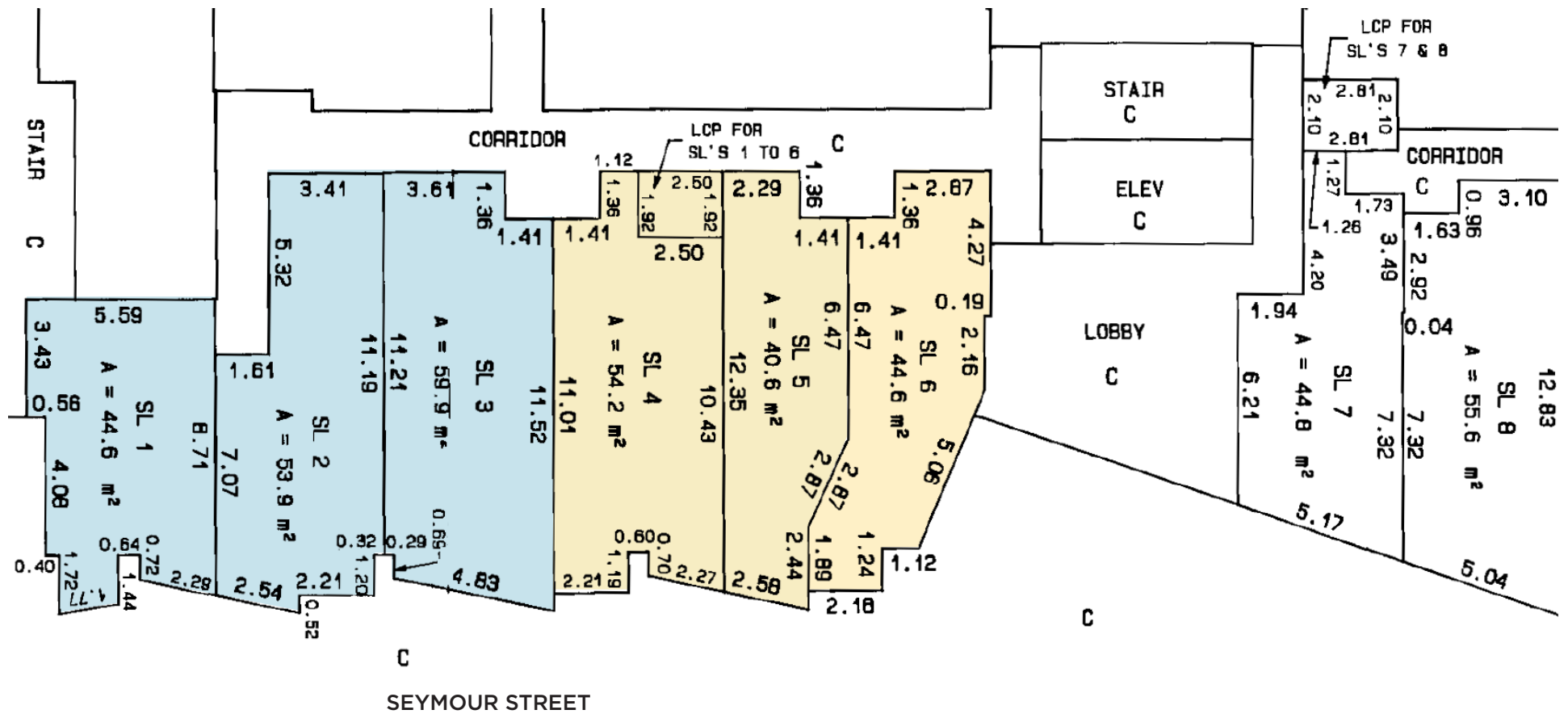
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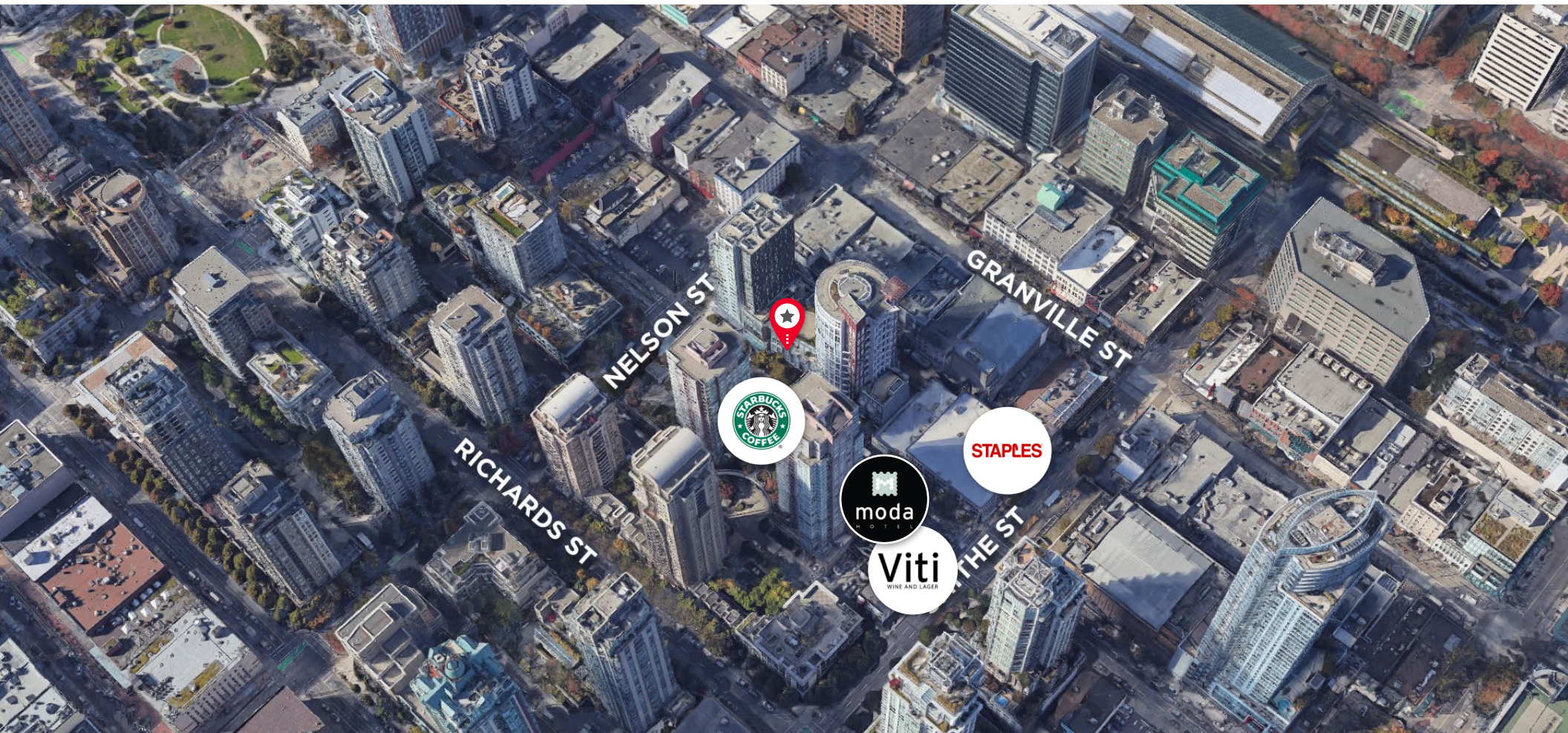
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INVESTMENT HIGHLIGHTS

- Downtown District CD-1(369)
- Six (6) commercial strata units
- Tenanted by Three (3) long-term Tenants - all three (3) Tenants renewed and extended in last 15 months
- 3,526 Rentable Square Feet
- 6 secured parking stalls
- Property Taxes _____
- Constructed in 1998



Awesome Foot Lounge Spa 947 Seymour Street	PL LMS3440 LT 1 DL 541 LD 36. UNDIV 45/11238 • PID: 024-233-510	528 sf	NOI \$156,028
	PL LMS3440 LT 2 DL 541 LD 36. UNDIV 54/11238 • PID: 024-233-579	638 sf	
	PL LMS3440 LT 3 DL 541 LD 36. UNDIV 60/11238 • PID: 024-233-587	710 sf	
modaselle <small>Authentic. Luxury</small> 943 Seymour Street	PL LMS3440 LT 4 DL 541 LD 36. UNDIV 54/11238 • PID: 024-233-595	641 sf	
	PL LMS3440 LT 5 DL 541 LD 36. UNDIV 41/11238 • PID: 024-233-609	481 sf	
 935 Seymour Street	PL LMS3440 LT 6 DL 541 LD 36. UNDIV 45/11238 • PID: 024-233-617	528 sf	
TOTAL		3,526 sf	





DEMOGRAPHICS WITHIN A 20 MINUTE WALK (2 KMS)

12,606	Businesses
229,209	Daytime Working Population
145,609	Total Population
8.5%	Projected Growth (2018-2023)
85,578	Households
8.2%	Projected Growth (2018-2023)
Ages:	7.6% < 19
	78.7% 20 - 64
	13.7% > 65
	38.3 Median Age
\$85,158	Average Household Income



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