



**CUSHMAN &
WAKEFIELD**

FOR SALE
YALETOWN - RETAIL STRATA UNIT
955 EXPO BOULEVARD
VANCOUVER, BC



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LOCATION

955 Expo Boulevard is situated on the west side of Expo Boulevard, just south of Smithe Street, in the well known "The Max" building. The Max is a 37 storey, 526 unit residential high-rise, located on your left side as you immediately exit the Cambie Street bridge as you enter Downtown/Yaletown. The Max was completed in 2005, by Concord Pacific, is surrounded by numerous residential high-rises and is across the street from the new Parq Urban Casino and Resort, and B.C. Place.

955 Expo Boulevard faces this exciting new development benefits tremendously from the exposure and proximity to such a substantial project. There is metered street front parking in front of the unit.

PREMISES

The property is 1,004 sf and is currently occupied by JV Bike, a bike sales and rental store.

LEGAL DESCRIPTION

S.L. 541, False Creek Strata Plan BCS1437
PID 026-379-384

2022 TAXES

\$15,074.10

MONTHLY FEES

Strata: \$8,38.40
Parking: \$125
Management: \$137.21

NET RENT

\$42 per sf net until Nov 2023
\$43 per sf net to Nov 2024
\$44 per sf net to Nov 2025

New five (5) year lease term commencing November 1, 2016 at \$35, \$36, \$37, \$38 & \$39 psf has been executed.

ASKING PRICE

\$1,988,888

PRICE PER SF

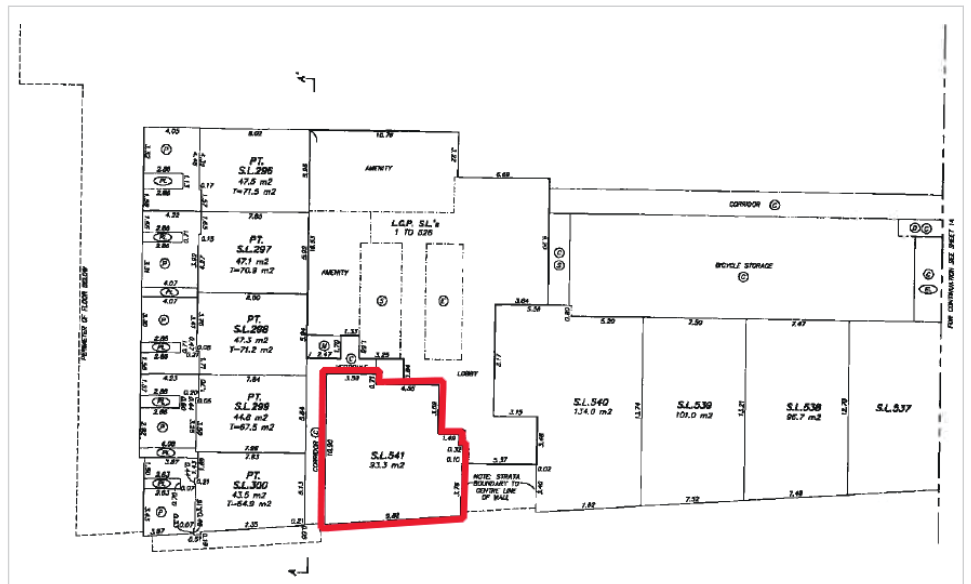
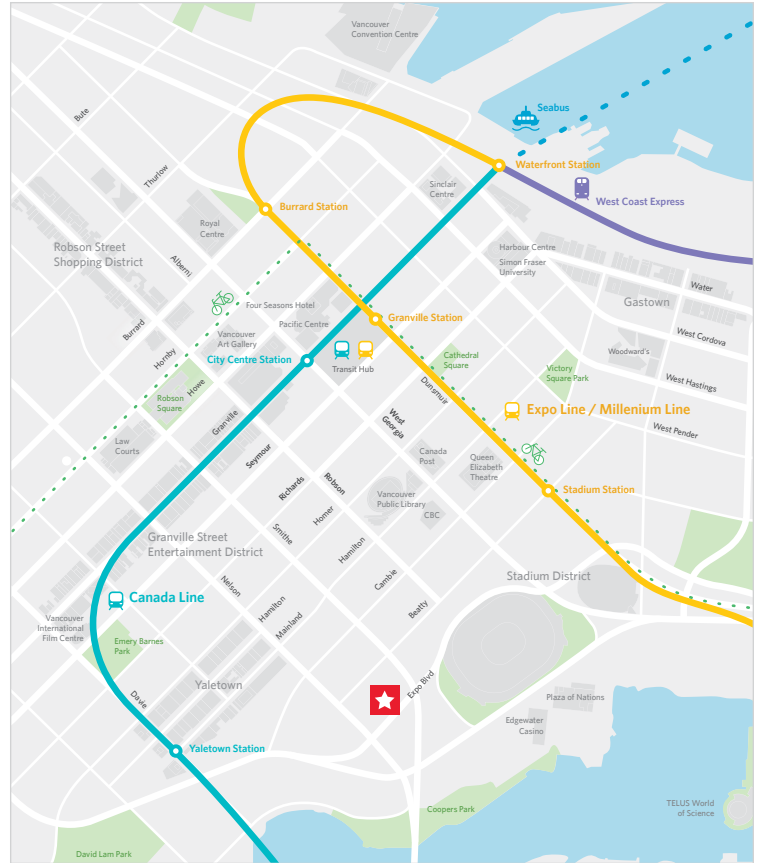
\$1,980.96

LEASE EXPIRY

November 1, 2025
Current tenant has no further right to renew.

PARKING

1 stall available for \$125/month



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