



**CUSHMAN &  
WAKEFIELD**

FOR SALE

**1736 - 1740 COMMERCIAL DRIVE  
VANCOUVER, BC**

FULLY TENANTED WITH RE-DEVELOPMENT POTENTIAL



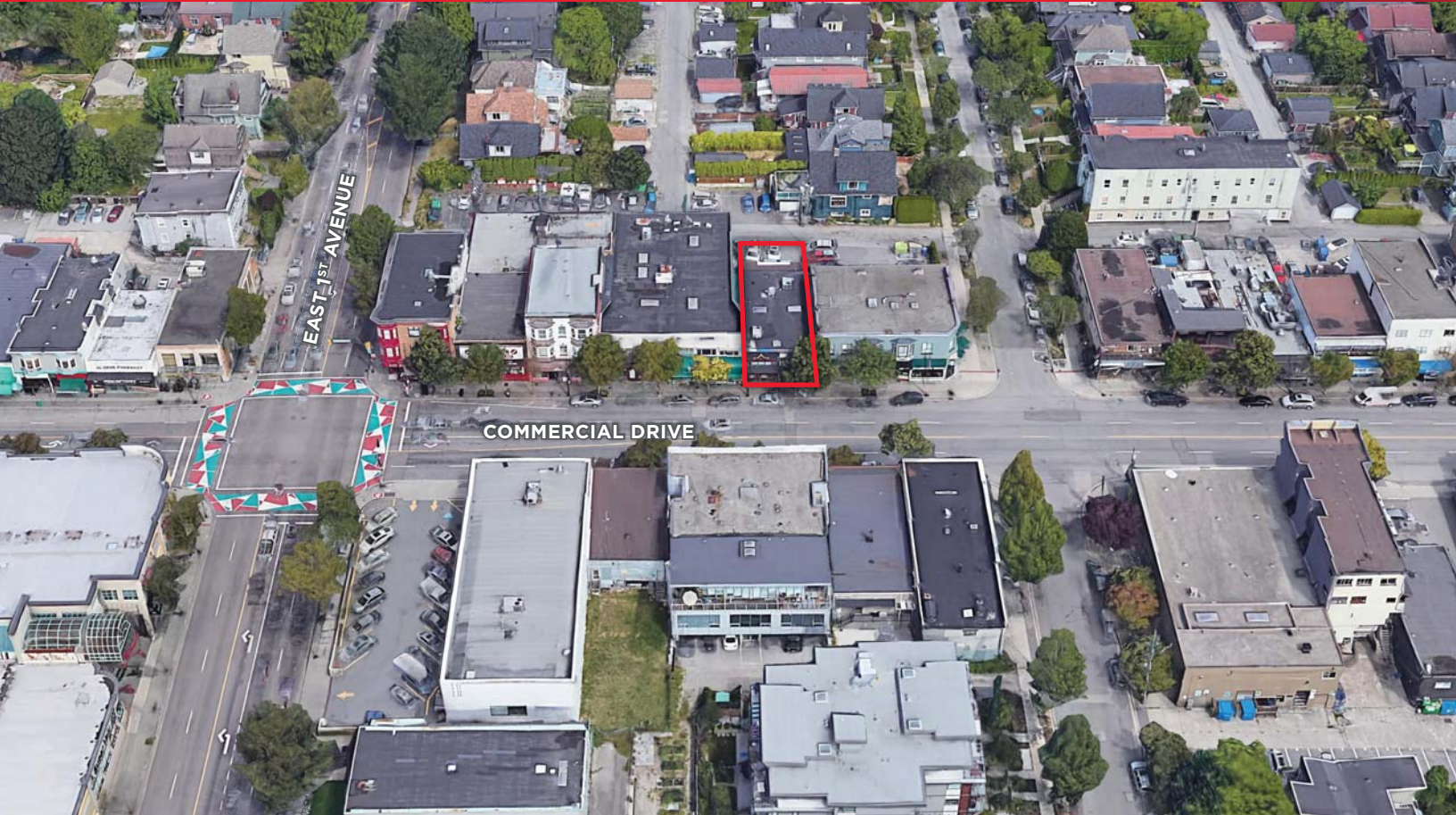
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**OPPORTUNITY**

A rarely available and highly sought after retail location in the heart of the Commercial Drive retail district. Modest in place income with great upside and development potential. Grandview/Woodland Plan provides for a 3.0 FSR potential, 4-storey form with at-grade commercial. Call listing agent for further details.

**LEGAL DESCRIPTION**

Lot 6, Block 144, Plan VAP1144, District Lot 264A, New Westminster Land District, Except Plan PT in PL 4388, of Lot A & PL 1771 PID 014-895-609

**BUILDING SIZE**

2,300 sf

**LOT SIZE**

3,465 sf (33' x 105')

**REDEVELOPMENT POTENTIAL**

4 storeys / 3.0 FSR, Grandview/Woodlands Plan

**ZONING**

C2-C

**PROPERTY TAXES (2020)**

\$20,478.10

**NET OPERATING INCOME**

\$83,000 per annum (approximate)

**ASKING PRICE**

\$3,850,000

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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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