



WESTERN INVESTOR

VANCOUVER
LOWER MAINLAND
VANCOUVER ISLAND

COMMERCIAL REAL ESTATE | FRANCHISES | BUSINESS OPPORTUNITIES \$4.29 • NOVEMBER 2016 • VOL31/11



TRUMP COMING | 12

LUXURY HOTEL RAISES THE BAR

GM Philipp Posch readies Trump International Hotel & Tower for 2017 debut in downtown Vancouver



INVESTING | 16

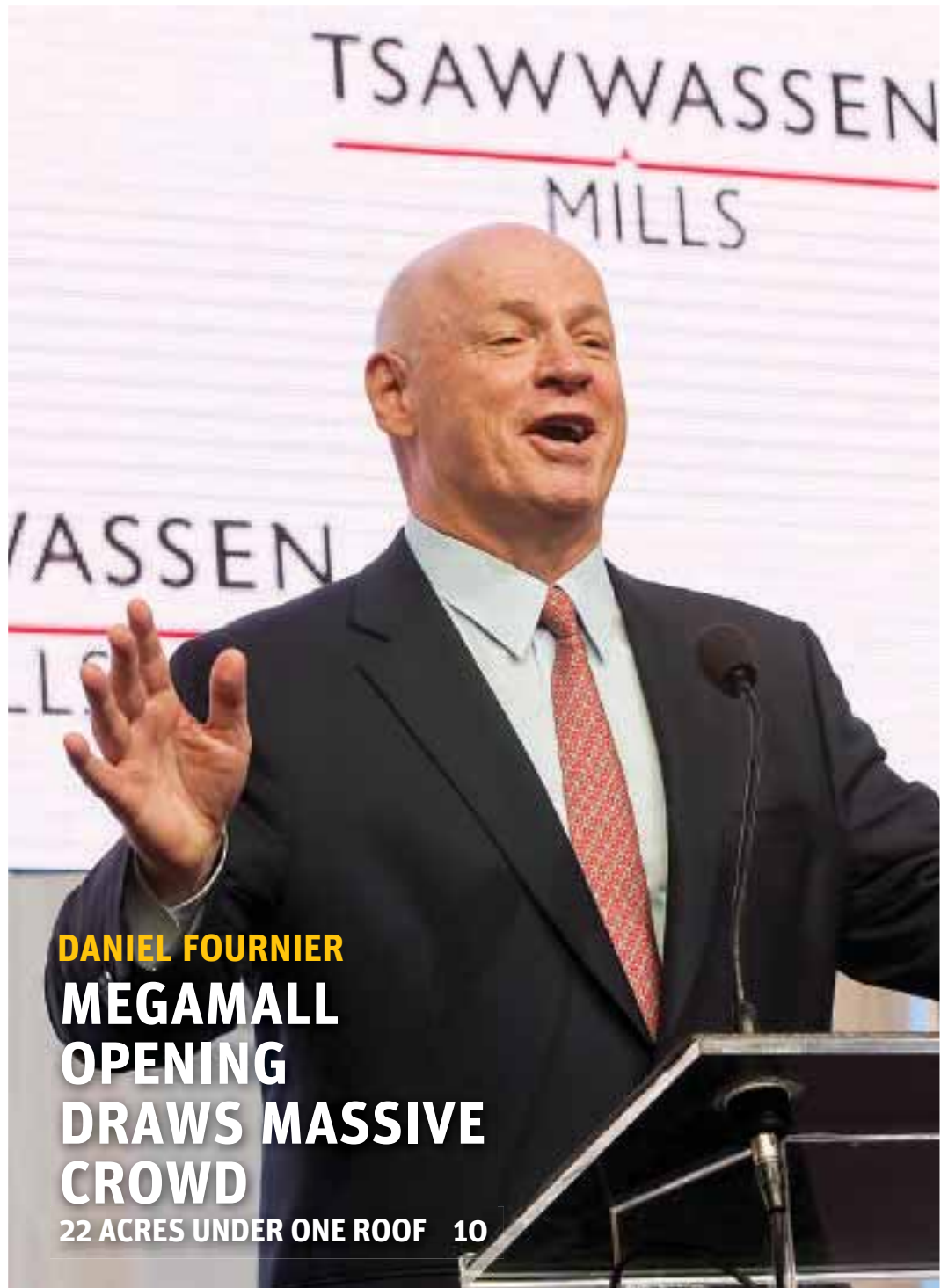
SKI RESORTS TO BUY INTO NOW

Whistler still No. 1 but five others offer lower-cost entry with bright upside

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Listings on Page A4



RESULTS DRIVEN.

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SALE/LEASE/BUILD TO SUIT | BLAINE WA

70% LESS THAN GVRD INDUSTRIAL LAND PRICES

VANCOUVER 1HR NORTH
City of Blaine
176TH ST
SEATTLE 2 HRS SOUTH

- 15,000 SF - 1,000,000 SF Buildable; 3.98 to 74 Acre Site Available - Build Ready!
- 300,000 SF Contiguous Single Site, Full Exposure to Highway I-5 and SR-543
- \$230,000 to \$280,000 USD per Acre; \$6.00 - \$7.00 / SF Lease Rate on New Build to Suit
- Binding Site Plan, Traffic Study, Wetland Mitigation, Army Corps & DOE Approved
- Uses: Tech Campus, Office/Medical, Retail, Manufacturing, Distribution, Warehousing, Cold Storage, Free Trade Zone

[EUGEN KLEIN, RAMAN BAYANZADEH, DEAN THOMAS]

\$900,000 - 12,900,000 USD

INDUSTRIAL LAND FOR SALE RICHMOND BC

- 2 Land Parcels up to 0.66 Acres
- OCP Designated as Industrial, Close to Hwy
- Call for Pricing, Principals Only

[RAMAN BAYANZADEH, SUMIR CHAUHAN]

FREE STANDING BUILDING VANCOUVER BC

- Estimated 5.0% Return
- Large Lot, Mount Pleasant
- Register for Package, Principals Only

\$4,200,000 [RAMAN BAYANZADEH, SUMIR CHAUHAN]

MEDITERRANEAN RESTAURANT VANCOUVER BC

REDUCED

- Sales of \$1,100,000, Located in English Bay
- Net Income Owner Operator \$230,000
- Net Income Investor \$190,000

\$529,000 [RAMAN BAYANZADEH, SUMIR CHAUHAN]

FREESTANDING INCOME PROPERTY FOR SALE

- Located on Busy Fraser Street
- Comm/Res Mix, 3,750 SF Lot
- Zoning: C2, 2.5 FSR
- 2.84 Cap Rate

[RAMAN BAYANZADEH, SUMIR CHAUHAN]

\$2,899,000

FRASER STREET DEVELOPMENT VANCOUVER BC

- 11,500 SF Lot with 2.5 FSR
- Three Stand Alone Buildings with Income
- High Traffic Area

\$9,000,000 [RAMAN BAYANZADEH, SUMIR CHAUHAN]

DEVELOPMENT LAND FOR SALE COQUITLAM BC

- Great Development Opportunity
- 18,365 SF, Potential 1.05 FSR
- OCP Designation of C-2

\$3,500,000 [EUGEN KLEIN]

WAREHOUSE / OFFICE FOR LEASE SURREY BC

- 3,500 SF, Zoning: IL
- High Traffic Area, Frontage on 80th Ave.
- Close to Payal Business Centre

\$9.50 / SF [RAMAN BAYANZADEH, SUMIR]

MULTIFAMILY INVESTMENT FOR SALE | SURREY BC

- 13245 104th Avenue
- Located next to Surrey Central
- 41 Units Strata Titled (1 and 2 Bdrm)
- 1.34 Acre Site, Future Redevelopment
- Principals Only, No Vacancy

[EUGEN KLEIN]

\$9,880,000

MULTIFAMILY INVESTMENT KITSILANO BC

COMING SOON

- Blocks from Kits Beach
- 10 Suites, Recently Renovated
- Held for Two Generations
- Rarely Available

[EUGEN KLEIN]

FUTURE HOLDING PROPERTY SURREY BC

- 7.94 Acres, NCP Potential 10-15 units
- High Density Cluster

\$6,656,000 [EUGEN KLEIN, DEAN THOMAS, ERIC WU, KEVIN CHIANG]

DEVELOPMENT LAND FOR SALE BURNABY BC

COMING SOON

- ~ 38,000 SF, RM4 or RMS
- Prime Burnaby Location
- OCP High Density

[ERIC WU, DEAN THOMAS, KEVIN CHIANG]

DOWNTOWN HIGH RISE SITE | VANCOUVER BC

SOLD

- 1075 Barclay Street
- Stratified Building
- 550' Max Allowable Height
- Within New West-End OCP

[EUGEN KLEIN, DEAN THOMAS, KEVIN CHIANG]

PRICE UNDISCLOSED

NEW RETAIL UNITS FOR SALE VANCOUVER BC

- Brand New Strata Units, 2681-2685 Kingsway
- 1,287 SF / 1,527 SF / 2,850 SF
- \$798,900 - \$1,636,800

[KEVIN CHIANG, RAMAN BAYANZADEH]

MOBILE HOME PARK FOR SALE ROCK CREEK BC

- 3.19 Acres, 10 Park Owned Homes
- 15 Pad, Dual Road Access
- 8.5% Cap Rate

\$599,000 [EUGEN KLEIN, CHRIS HAYNE]

MOBILE HOME PARK FOR SALE OKANAGAN BC

COMING SOON

- Approx 100 Pads, Waterfront
- Close to City Centre, City Services
- Principals Only, Buyers Fee Required

Approx. \$7,088,000 [EUGEN KLEIN, CHRIS HAYNE]

MOBILE HOME PARK DEVELOPMENT LAND

COMING SOON

- 2 Development Sites Available (Vancouver Island and Okanagan)
- Approx. 70+ Pads each
- Close to City Centres
- Principals Only

[EUGEN KLEIN, CHRIS HAYNE]

PRICE UNDISCLOSED

MOBILE HOME PARK FOR SALE CLEARWATER BC

UNDER CONTRACT

- 6.85 Acres
- 14 Pads plus 2 Residential Buildings
- City Water, 12 Owned Mobile Homes

\$550,000 [EUGEN KLEIN, CHRIS HAYNE]

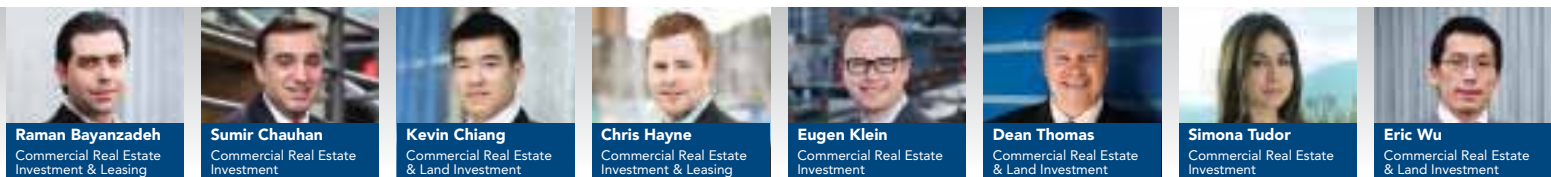
MOBILE HOME PARK FOR SALE | BURNS LAKE BC

UNDER CONTRACT

- 39.43 Acres
- 58 Pads with 100% Expansion Potential
- Phase 1 Expansion Completed with Services (27 Additional Pads)

[EUGEN KLEIN, CHRIS HAYNE]

\$1,249,000



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