



# WESTERN INVESTOR

VANCOUVER  
LOWER MAINLAND  
VANCOUVER ISLAND

COMMERCIAL REAL ESTATE | FRANCHISES | BUSINESS OPPORTUNITIES \$4.29 • DECEMBER 2016 • VOL31/12



RESIDENTIAL | 12

## SURVIVING GOV'T "HELP"

Public policy crashed Vancouver's housing market but investors remain bullish for 2017



INVESTING | 14

## FIVE MARKETS TO BUY RENTALS

High-tech, retirees among factors luring landlords to these best bets for income

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## TINA MAK FOREIGN BUYERS: NOW WHAT?

DEMAND WILL TRUMP TAX | 10

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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**

**RETAIL INVESTMENT FOR SALE NORTH VANCOUVER BC**

- Building located on Busy Artery
- Long Term Tenants, Estimated 4.0% Return
- Call for Pricing, Principals Only

[RAMAN BAYANZADEH, POURIA NIKRAVANI]

**FREE STANDING BUILDING VANCOUVER BC**

- Estimated 4.5% Return
- Large Lot, Mount Pleasant
- Register for Package, Principals Only

\$3,800,000 [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
- OCF 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 CHAUHAN]

**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
- OCF 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**

**SOLD**

- 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

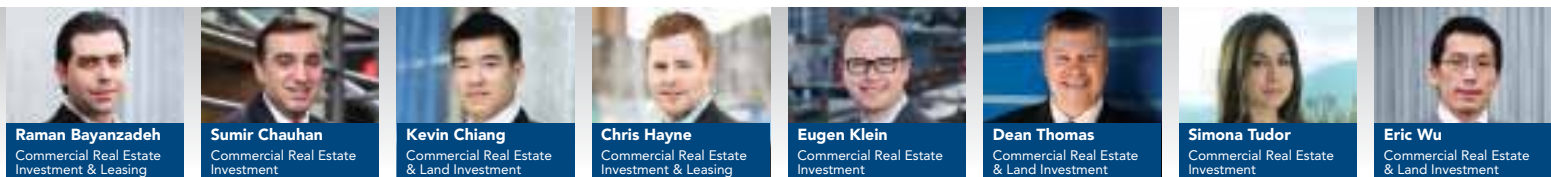
\$550,000 [EUGEN KLEIN, CHRIS HAYNE]

**MOBILE HOME PARK FOR SALE | BURNS LAKE BC**

- 39.43 Acres, City Services
- 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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