

WESTERN INVESTOR

VANCOUVER
LOWER MAINLAND
VANCOUVER ISLAND

COMMERCIAL REAL ESTATE | FRANCHISES | BUSINESS OPPORTUNITIES \$4.29 • JULY 2016 • VOL31/7



LEGAL ADVICE | 12

“FLIPPING” ASSIGNMENTS

B.C. rules on shadow flipping could disrupt commercial real estate, warns Peter Anderson



MULTI-FAMILY | 24

RENTAL DEMAND HEATS VICTORIA

Falling vacancies, soaring rents push per-door prices higher, spur rental projects

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MARINE GATEWAY | 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
176TH ST
SEATTLE 2 HRS SOUTH

- 470,000 SF Buildable Industrial Business Park - Build Ready!
- 300,000 Contiguous SF Distribution Site
- 4 Buildings on Highway I-5 and SR-543
- \$230,000 to \$280,000 USD per Acre; 45 Acre Site
- Binding Site Plan, Traffic Study, Wetland Mitigation Completed
- Army Corps & DOE Approved

[EUGEN KLEIN, RAMAN BAYANZADEH, DEAN THOMAS]

\$1,200,000 - 8,900,000 USD

TOWER SITE FOR SALE DELTA BC

COMING SOON

- OCP Approved 4.0 FSR, Up to 32 Storeys
- 45,000 SF Lot, With Holding Income
- Prime Corner on Scott Road, Principals Only
- \$10,500,000 [RAMAN BAYANZADEH, SUMIR CHAUHAN]

EUROPEAN DELI FOR SALE VANCOUVER BC

- Sales of \$1,000,000, Located Downtown
- Net Income Owner Operator \$171,000
- Net Income Investor \$222,000
- \$338,000 [RAMAN BAYANZADEH, SUMIR CHAUHAN]

MEDITERRANEAN RESTAURANT VANCOUVER BC

- Sales of \$1,100,000, Located in English Bay
- Net Income Owner Operator \$230,000
- Net Income Investor \$190,000
- \$549,000 [RAMAN BAYANZADEH, SUMIR CHAUHAN]

LUCRATIVE BOUTIQUE GRANVILLE ISLAND

SOLD

- Net Income of \$370,000 (est.)
- 30 Years Successful History
- Ideal Granville Island Location
- \$875,000 [RAMAN BAYANZADEH, SUMIR CHAUHAN]

FREESTANDING BUILDING VANCOUVER BC

- Main St. & 49th
- C2 Zoning, Potential Assembly
- Confidentiality Agr. Required, Principals Only
- \$3,000,000 [RAMAN BAYANZADEH]

ISLAND FOR SALE SUNSHINE COAST BC

- Stunning Private 11.6 Acre Island
- 2 Building Sites, West Facing
- 1,067 SF, 3 Bed, 2 Bath, City Power / Water
- \$1,688,000 [EUGEN KLEIN]

PRINT & MEDIA COMPANY FOR SALE

- High Profile Clientele
- Sales of Just Under \$3,000,000
- Seller's Disc. Cash Flow \$575,000
- SDCF Weighted Ave. 3yr \$364,000

[RAMAN BAYANZADEH, SUMIR CHAUHAN]

\$1,500,000

PRIME MAIN STREET RETAIL VANCOUVER BC

- 1,400 SF, C-2 Zoning
- \$25 / SF Net Lease
- High Traffic Area

[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]

FREESTANDING BUILDING VANCOUVER BC

- Potential for Development with Income in Fast Developing Area on Fraser St.
- Zoning: C2, Principals Only
- \$2,850,000 [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

MOBILE HOME PARK FOR SALE BURNS LAKE BC

- 39.43 Acres
- 58 Pads with 100% Expansion Potential
- Phase 1 Expansion Complete with Services
- \$1,249,000 [EUGEN KLEIN, CHRIS HAYNE]

FUTURE HOLDING PROPERTY SURREY BC

- 7.89 Acres
- NCP Potential 15-30 units, Medium Density
- \$6,312,000 [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

MOBILE HOME PARK FOR SALE GOLDEN BC

UNDER CONTRACT

- 35.81 Acres, Vendor Financing Available
- 30 Pads with Gravel Pit
- 7.65% Cap Rate
- \$849,000 [EUGEN KLEIN, CHRIS HAYNE]

MOBILE HOME PARK FOR SALE SHUSWAP REGION BC

COMING SOON

- 40+ Pads, 6.0% Cap Rate
- Close to City Centre
- Principals Only, Buyers Fee Required
- Approx. \$2,300,000 [EUGEN KLEIN, CHRIS HAYNE]

MOBILE HOME PARK FOR SALE BARRIERE BC

- 3.56 Acres
- 19 Pads, No Vacancy
- Central Location, City Water and Septic
- \$550,000 [EUGEN KLEIN, CHRIS HAYNE]

MOBILE HOME PARK FOR SALE | OKANAGAN BC

COMING SOON

- Central Location in Large City, Waterfront
- Approx. 100 Pads
- City Power & Water
- Principals Only

[EUGEN KLEIN, CHRIS HAYNE]

\$7,088,000

MOBILE HOME PARK FOR SALE CLEARWATER BC

- 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 | BARRIERE BC

- 7.33% Cap Rate
- Fully Occupied, Waterfront
- 23 Acres, Lucrative Seasonal Cash Sales
- 21 Pads, 47 RV Sites & 140 Tent Sites

[EUGEN KLEIN, CHRIS HAYNE]

\$1,495,000

