



# WESTERN INVESTOR

VANCOUVER  
LOWER MAINLAND  
VANCOUVER ISLAND

COMMERCIAL REAL ESTATE | FRANCHISES | BUSINESS OPPORTUNITIES \$4.29 • SEPTEMBER 2016 • VOL31/9



**LANDLORDS** | 12

## FOREIGNER TAX HITS RENTALS

Big Metro apartment buildings face same foreign buyer tax as a single condo or bungalow



**BEYOND BANKS** | 18

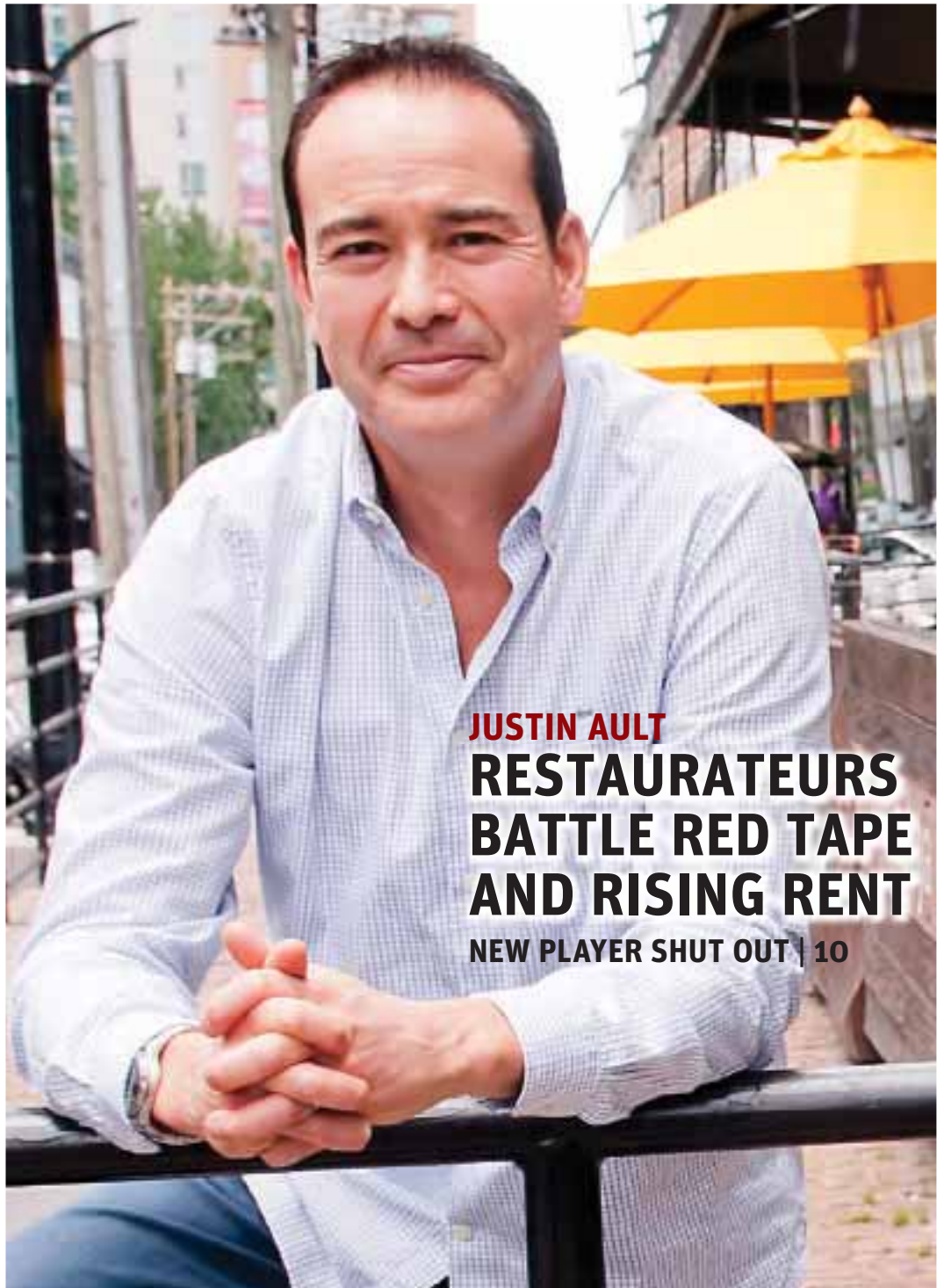
## OPTIONS FOR CRE FINANCING

Lawyer Peter Anderson advises on alternative routes to financing your next deal

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## JUSTIN AULT RESTAURATEURS BATTLE RED TAPE AND RISING RENT

NEW PLAYER SHUT OUT | 10

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Listings on Page A4



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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**

- OCP Approved 4.0 FSR, Up to 32 Storeys
- 45,000 SF Lot, With Holding Income
- Prime Corner on Scott Road, Principles 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]

**FREESTANDING INCOME PROPERTY FOR SALE**

- Located on Busy Fraser Street
- Comm/Res Mix, 3,750 SF Lot
- Zoning: C2, 2.5 FSR
- Prime Development Opportunity

[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
- \$12 / SF [RAMAN BAYANZADEH, SUMIR CHAUHAN]

**MULTIFAMILY INVESTMENT FOR SALE | SURREY BC**

**UNDER CONTRACT**

- 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**

**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 SHUSWAP REGION BC**

**COMING SOON**

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

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

- 39.43 Acres
- 58 Pads with 100% Expansion Potential
- Phase 1 Expansion Completed with Services
- \$1,249,000 [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]

**RV & MOBILE HOME PARK | 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**

