



WESTERN INVESTOR

VANCOUVER
LOWER MAINLAND
VANCOUVER ISLAND

COMMERCIAL REAL ESTATE | FRANCHISES | BUSINESS OPPORTUNITIES \$4.29 • OCTOBER 2016 • VOL31/10



INDUSTRIAL | 14 LIGHTS! ACTION! LEASING!

Film and TV crews grab nearly a third of prime warehouse leases across Metro Vancouver



INVESTING | 18 REITS TO BUY RIGHT NOW

Seven real estate investment trusts picked to post fattest returns

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YOUNG BLOOD MILLENNIALS RESHAPE FRASER VALLEY

DEVELOPERS CATCH WAVE | 10

SURREY CITY STAFFERS
POONAM MINHAS
AND CARLI MAURO:
NEW FACE OF VALLEY
DEMOGRAPHICS

experience. Macdonald Commercial.

Our services include Commercial Sales & Leasing, Property & Asset Management, and Strata Management.

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Listings on Page A4



RESULTS DRIVEN.

COMMERCIAL REAL ESTATE SERVICES

604 684 8844

www.kleingroup.com

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

- 3 Land Parcels up to 2.3 Acres
- OCP Designated as Industrial, Close to Hwy
- Call for Pricing, Principles Only

[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

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]

MAIN STREET RETAIL FOR LEASE VANCOUVER BC

LEASED

- 2,000 sf, C-2 Zoning, Corner Unit
- Suitable for Medical Facility / Pharmacy
- High Traffic Area

[RAMAN BAYANZADEH, SUMIR CHAUHAN]

WAREHOUSE / OFFICE FOR LEASE DELTA BC

- Located in Tilbury Industrial Park
- 12 - Heavy Industrial, Ceiling Height 18'
- Dock Loading, 2 Dedicated Parking Stalls
- \$7.50 / SF

[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]

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

- 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 UNIT FOR SALE VANCOUVER BC

- Brand New Strata Unit
- 1,562 SF, Potential to Expand
- Busy Kingsway Exposure
- \$798,900

[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 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 | 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

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

[EUGEN KLEIN, CHRIS HAYNE]

\$1,249,000

