



# WESTERN INVESTOR

VANCOUVER  
LOWER MAINLAND  
VANCOUVER ISLAND

COMMERCIAL REAL ESTATE | FRANCHISES | BUSINESS OPPORTUNITIES \$4.29 • MAY 2017 • VOL32/5



**HOTELS ARE HOT** | 12

## MOTELS SHARE AS SALES SOAR

Foreign buyers check into B.C.'s packed, profitable hotel and motel market



**LEGALIZATION** | 16

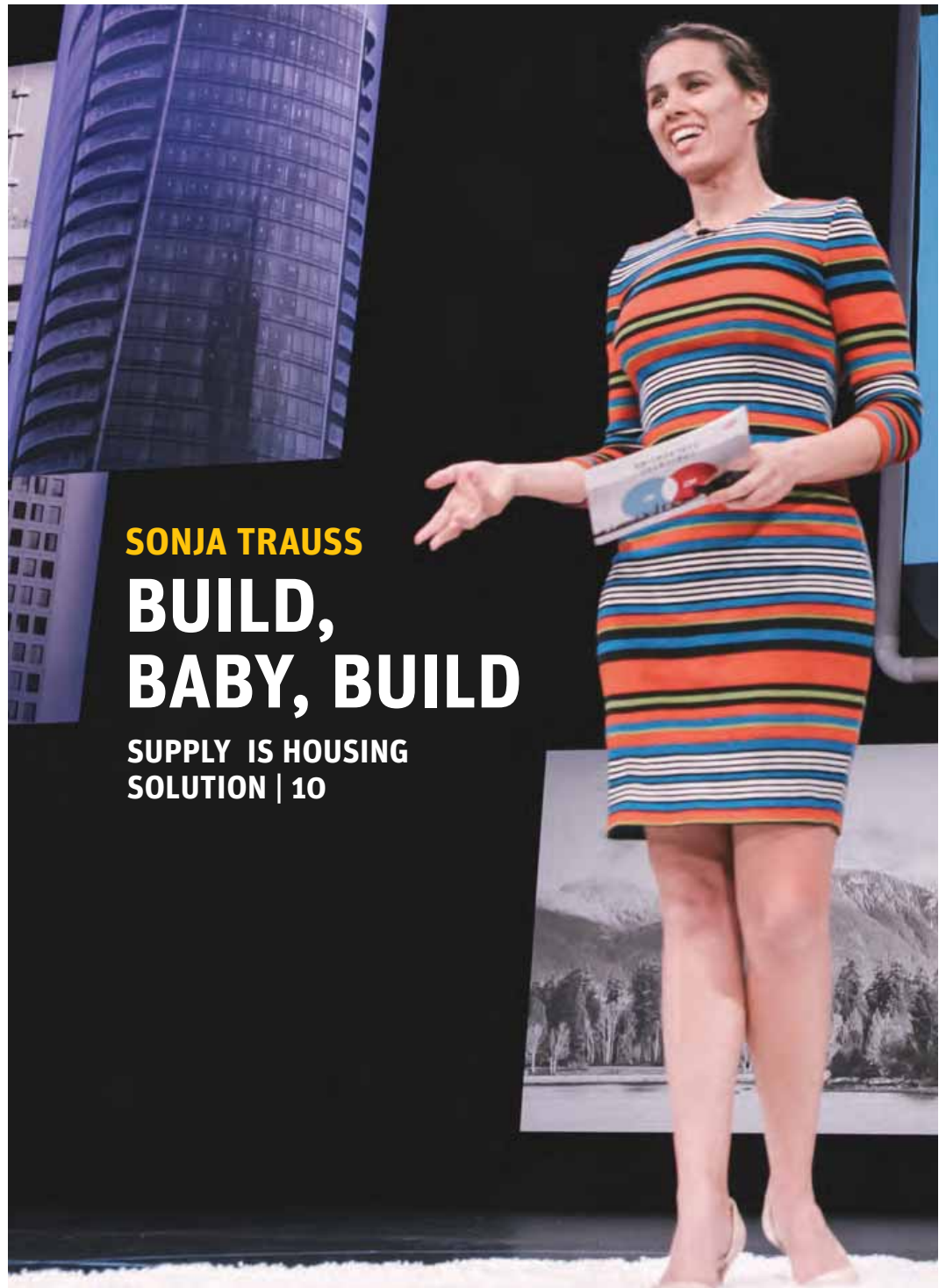
## LANDLORDS FEAR GROW-OPS

Legal pot could make rentals an insurance nightmare for owners

### CONTENTS

Full index	3
RED Talks Vancouver	10
Hotel and motel sales	12
B.C. election pledges	14
Legal weed fears	16
Leasing advice	18
B.C. report	22
Done Deals	26

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**SONJA TRAUSS**

## BUILD, BABY, BUILD

**SUPPLY IS HOUSING SOLUTION** | 10



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Listings on Page A4 & A5



# 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 STRATA FOR SALE / LEASE NEW WESTMINSTER BC**

- High Traffic Area next to Sky Train
- 1,213 SF, One Parking Spot
- \$629,000 or \$26 / SF

[RAMAN BAYANZADEH, SUMIR CHAUHAN]

**DEVELOPMENT OPPORTUNITY | QUESNEL BC**

- C-4 Highway Commercial
- Prime Location (Located Next to WalMart, Extra Foods & Rona)
- 2 Lots Available (9.9 - 12.3 Acres)

[EUGEN KLEIN, CHRIS HAYNE, SIMONA TUDOR]

**CALL FOR DETAILS**

**STRATA RETAIL FOR SALE VANCOUVER BC**

**UNDER CONTRACT**

- Brand New Strata Unit, 2245 Kingsway
- 1,398 SF, Venting Available / Multiple Use
- 7 Designated Parking Spots
- \$1,100,000

[RAMAN BAYANZADEH, SUMIR CHAUHAN]

**RESIDENTIAL DEVELOPMENT LAND | QUESNEL BC**

- RS-1 Single Dwelling Residential
- Prime Location (Close to Downtown, Schools and Recreation)
- 3 Parcels Available (8.3 - 23 Acres)

[EUGEN KLEIN, CHRIS HAYNE, SIMONA TUDOR]

**CALL FOR DETAILS**

**PRINT & MEDIA COMPANY FOR SALE**

- High Profile Clientele
- 2016 Sales Over \$3,000,000
- Seller's Disc. Cash Flow \$560,000
- \$1,390,000

[RAMAN BAYANZADEH, SUMIR CHAUHAN]

**SUBDIVIDABLE RESIDENTIAL LOT FOR SALE**

- 2 Level Lots Possible, no Grading Required
- Service Agreement Ready to Sign
- Building Plans Ready, PLA Complete
- \$1,200,000

[SUMIR CHAUHAN]

**RETAIL FOR LEASE VANCOUVER BC**

- Located in the Heart of Kitsilano
- Service Agreement Ready to Sign
- 1,714 SF, 2 Parking Spots
- \$37 / SF

[RAMAN BAYANZADEH, POURIA NIKRAVAN]

**FREESTANDING BUILDING ABBOTSFORD BC**

- Located on Clearbrook Road
- 14,000 SF of Land, 8,836 SF Building
- 2 Storey Mixed Use - Income Property
- Principals Only

[SUMIR CHAUHAN]

**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**

**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**

**FREE STANDING BUILDING VANCOUVER BC**

- 6,300 SF Lot with 2.5 FSR, Principles Only
- Two Storey Building with 55' Frontage
- High Traffic Area, Fraser Street
- \$4,000,000

[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]

**DEVELOPMENT OPPORTUNITY NORTH VANCOUVER BC**

**COMING SOON**

- Up to 70,000 SF Buildable
- Within a Block of Lonsdale
- Medium Density 2.6 FSR, Principles Only

[POURIA NIKRAVAN, RAMAN BAYANZADEH]

**MOBILE HOME PARK DEVELOPMENT**

**JUST REDUCED**

- 70+ MHP and 25+ RV Rental Lots
- Northern BC / Port Community
- High Demand (Avg. \$550 / Pad)
- Projected 40+% Return, Won't Last!
- Corp. Housing Contracts Pending

[EUGEN KLEIN, CHRIS HAYNE]

**\$3,850,000**

**MULTIFAMILY INVESTMENT KITSILANO BC**

**COMING SOON**

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

[EUGEN KLEIN]

**MOBILE HOME PARK FOR SALE ROCK CREEK BC**

**JUST REDUCED**

- 3.19 Acres, Low Vacancy
- 15 Pad, Dual Road Access
- 9.1% Cap Rate
- \$549,000

[EUGEN KLEIN, CHRIS HAYNE]

**MOBILE HOME PARK FOR SALE THOMPSON / OKANAGAN**

- Approx 72 Pads, Low Vacancy
- Close to Town Centre, Town Services
- Principals Only, Buyers Fee Required
- Approx. \$2,700,000

[EUGEN KLEIN, CHRIS HAYNE]

**MOBILE HOME PARK DEVELOPMENT**

- 65 Strata or 80 Rental Lots Approved
- Phase 1 (34 Units) Servicing Complete
- Located just Outside of Kamloops
- 25% - 30% Return, Waterfront
- Development Permit Approved

[EUGEN KLEIN, CHRIS HAYNE]

**\$4,880,000**

**MOBILE HOME PARK FOR SALE CLEARWATER BC**

- 6.85 Acres, Low Vacancy
- 14 Pads plus 2 Residential Buildings
- City Water, Potential 12% Cap
- \$550,000

[EUGEN KLEIN, CHRIS HAYNE]

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

**UNDER CONTRACT**

- 39.43 Acres, Municipal Services
- 74 Pads with 100% Expansion Potential
- Phase 1 Expansion Completed with Services

[EUGEN KLEIN, CHRIS HAYNE]

**\$1,249,000**

