



WESTERN INVESTOR

VANCOUVER
LOWER MAINLAND
VANCOUVER ISLAND

COMMERCIAL REAL ESTATE | FRANCHISES | BUSINESS OPPORTUNITIES \$4.29 • OCTOBER 2017 • VOL32/10



HOUSING CALL | 12

'SELL NOW, BUY IN FOUR YEARS'

Trend-charter Dane Eitel says analytics point to a prolonged price slide



SMALL-BIZ BLUES | 16

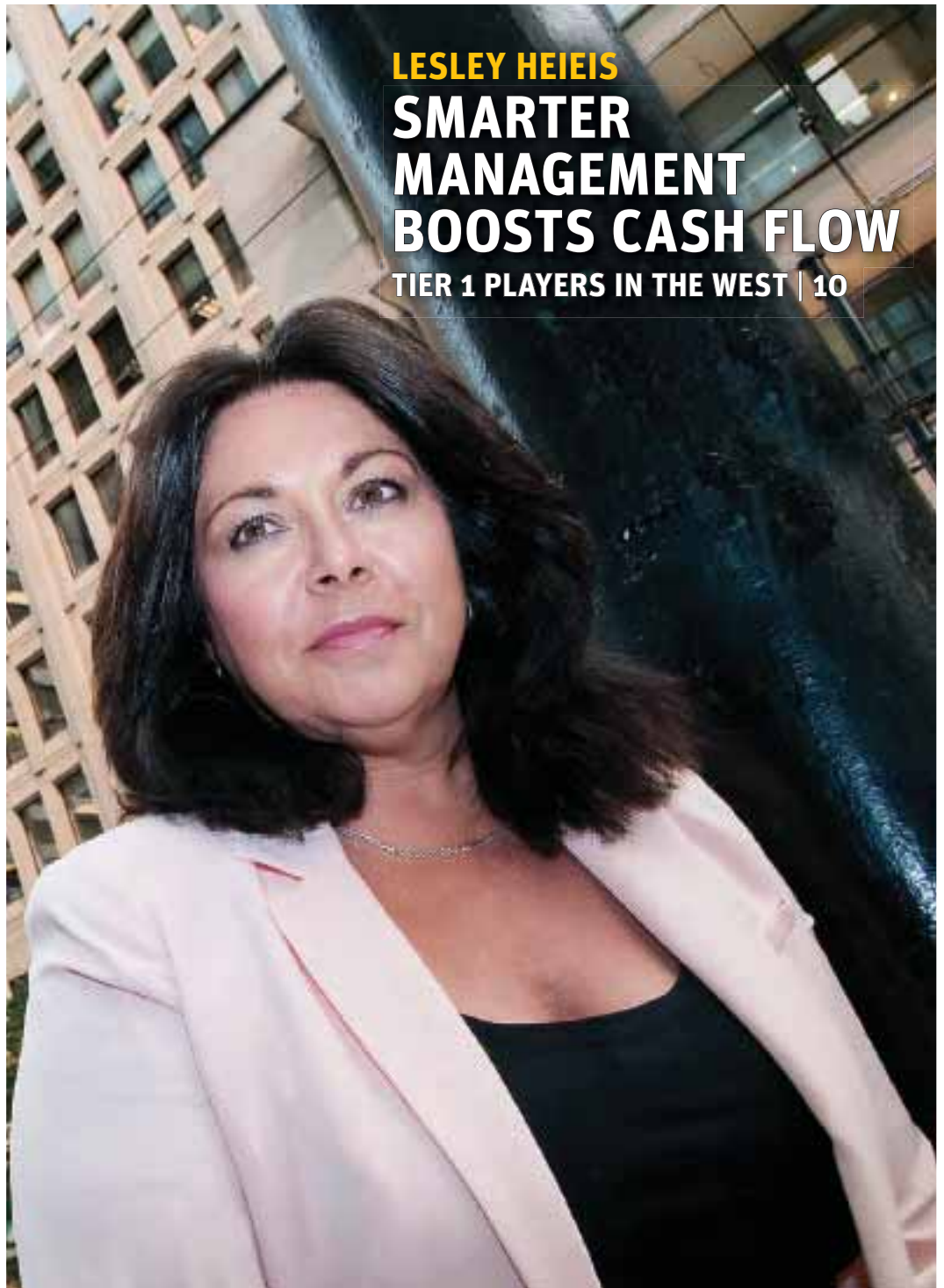
TAX TWEAKS SPOOK OWNERS

Vancouver Board of Trade CEO Iain Black warns changes could be ruinous to some small businesses

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LESLEY HEIEIS

SMARTER MANAGEMENT BOOSTS CASH FLOW

TIER 1 PLAYERS IN THE WEST | 10



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Commercial Sales & Leasing, Property & Asset Management and Strata Management.

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Listings on Page A4 & A5



RESULTS DRIVEN.

COMMERCIAL REAL ESTATE SERVICES

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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]

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]

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]

RETAIL FOR LEASE VANCOUVER BC

- Located in the Heart of Kitsilano
- 1,714 SF, 2 Parking Spots
- \$37 / SF [RAMAN BAYANZADEH, POURIA NIKRAVAN]

MULTIPLE OFFICE UNITS FOR LEASE | DELTA BC

- 8035 120th Street (Scott Road)
- Corner Exposure, High Traffic
- Up to 6 Units Available
- 620 SF - 2500 SF, Free Customer Parking
- Tenant Incentive Packages Available [SUMIR CHAUHAN, RAMAN BAYANZADEH]

\$19 / SF

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

JUST LISTED

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

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]

RETAIL PROPERTY FOR SALE-NORTH VANCOUVER BC

- Prime Corner Location on Marine Drive
- For Investors or Owner Occupiers
- \$3,999,000 [POURIA NIKRAVAN, RAMAN BAYANZADEH]

MOBILE HOME PARK FOR SALE | FORT ST JOHN

- 34.5 Acres
- 70 Mobile Home Pads and 14 RV Pads
- Expansion Potential and No Vacancy
- Close to Downtown Fort St. John, Great Highway Access
- On Track to Gross over \$370,000 this Year [EUGEN KLEIN, CHRIS HAYNE]

CALL FOR PRICING

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

- 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 MACKENZIE BC

- 120 Pads, 14% Potential Cap
- Close to Town Centre, Town Services
- Principles Only [EUGEN KLEIN, CHRIS HAYNE]
- \$2,400,000 [EUGEN KLEIN, CHRIS HAYNE]

MOBILE HOME PARK FOR SALE CLEARWATER BC

SOLD

- 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 DEVELOPMENT

- 70+ MHP and 25+ RV Rental Lots
- Northern BC / Port Community
- High Demand (Avg. \$550 / Pad)
- Projected 40+% Return, Won't Last! [EUGEN KLEIN, CHRIS HAYNE]

\$3,850,000

