



WESTERN INVESTOR

VANCOUVER
LOWER MAINLAND
VANCOUVER ISLAND

COMMERCIAL REAL ESTATE | FRANCHISES | BUSINESS OPPORTUNITIES \$4.29 · DECEMBER 2017 · VOL32/12



RESIDENTIAL 2018 | 12

NEXT YEAR WILL BE EVEN WILDER

B.C. housing prices, sales and rental sector poised for red-hot performance in 2018, analysts say



BOSA TOWER | 16

OFFICE STRATA AT \$2,000 PSF

Bosa's Waterfront Centre sold out in less than a week at "record-shattering" prices

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NORM TAYLOR

VANCOUVER NOW TOP OFFICE MARKET IN ALL OF CANADA

GIANTS JOSTLE FOR SPACE | 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

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

RETAIL STRATA FOR SALE / LEASE NEW WESTMINSTER BC

SOLD

- 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

INDUSTRIAL BUILDING FOR LEASE SURREY BC

JUST LISTED

- Free Standing
- 19,967 SF Lot, 9,812 SF Warehouse
- Zoning: IL
- \$12 / SF

[SUMIR CHAUHAN]

DEVELOPMENT LAND FOR SALE CHILLIWACK BC

- Potential to Develop 8 Townhouses
- Application with City for Rezoning
- 9601 & 9605 Broadway, 2,200 SF Lots
- 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]

\$13 / SF

MULTIFAMILY INVESTMENT FOR SALE | SURREY BC

SOLD

- 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
- \$4,300,000

[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
- \$4,500,000

[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

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 DEVELOPMENT

REDUCED

- 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]

\$2,250,000

MOBILE HOME PARK FOR SALE MACKENZIE BC

- 120 Pads, 14% Potential Cap
- Close to Town Centre, Town Services
- Principles Only
- \$2,400,000

[EUGEN KLEIN, CHRIS HAYNE]

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