



WESTERN INVESTOR

VANCOUVER
LOWER MAINLAND
VANCOUVER ISLAND

COMMERCIAL REAL ESTATE | FRANCHISES | BUSINESS OPPORTUNITIES \$4.29 • MARCH 2016 • VOL31/3



FRASER RIVER | 12 BRIDGING OPPOSITION

Planned \$3.5B span draws heat from those who would potentially reap greatest benefits



FOREIGN BUYERS | 16 ASIAN INTEREST OVERSTATED

Vancouver's Neil Hamilton says other cities offer better prices, potential

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Listings on Page A4



RESULTS DRIVEN.

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SALE/LEASE/BUILD TO SUIT | BLAINE WA

70% LESS THAN GVRD INDUSTRIAL LAND PRICES

- 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 Approval Pending

[EUGEN KLEIN, RAMAN BAYANZADEH, DEAN THOMAS]

\$1,200,000 - 8,900,000 USD

ISLAND FOR SALE | SUNSHINE COAST BC



- Stunning Private 11.6 Acre Island
- 1,067 SF, 3 Bed, 2 Bath
- City Power & Water
- 2 Building Sites, West Facing

[EUGEN KLEIN]

\$1,750,000

BLUEBERRY FARM FOR SALE FRASER VALLEY BC



- All Equipment Included in Sale
- Mature Plants
- 20 Acres
- Call for Details

[JESSICA MIZUIK]

BOUTIQUE WINERY & TASTING ROOM



- Turn Key Operation
- Prime Location in Canada's Wine Capital
- Large Family Home, Guest House
- Please Call for Pricing

[JESSICA MIZUIK]

RETAIL INVESTMENT FOR SALE BOWEN ISLAND BC



- 4,320 SF building, 3,716 SF lot
- 7 Units, No Vacancy
- 6.07% Cap Rate
- \$1,088,000

[EUGEN KLEIN]

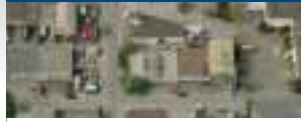
LUCRATIVE BOUTIQUE GRANVILLE ISLAND



- Net Income of \$370,000 (est.)
- 30 Years Successful History
- Ideal Granville Island Location
- \$875,000

[RAMAN BAYANZADEH, SUMIR CHAUHAN]

FREESTANDING BUILDING VANCOUVER BC



- Main St. & 49th
- C2 Zoning, Potential Assembly
- Confidentiality Agr. Required, Principals Only
- \$3,000,000

[RAMAN BAYANZADEH]

INDUSTRIAL LAND FOR SALE MERRIT BC



- 0.61 Acres, Zoned M1 - Light Industrial
- Currently Tenanted for 3 yrs w/ Renewal
- 10% Return
- \$320,000

[EUGEN KLEIN, RAMAN BAYANZADEH]

RETAIL/RESIDENTIAL APT SITE | ABBOTSFORD BC



- Commercial / Residential Apartment Development, C3 Zoning, Variety of Opt.
- Well Populated Area
- 1.44 Acres, 1.3 FSR, Next to Trans Canada
- \$3,400,000

[RAMAN BAYANZADEH, SUMIR CHAUHAN]

CALL FOR DETAILS

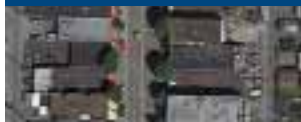
DEVELOPMENT LAND FOR SALE COQUITLAM BC



- Great Development Opportunity
- 18,365 SF, Potential 1.05 FSR
- OCP Designation of C-2
- \$3,500,000

[EUGEN KLEIN]

FRASER STREET RETAIL FOR SALE VANCOUVER BC



- Potential for Development with Income in Fast Developing Area on Fraser St.
- Zoning: C2, Principals Only
- \$2,200,000

[RAMAN BAYANZADEH, SUMIR CHAUHAN]

RESTAURANT FOR SALE DOWNTOWN VANCOUVER



- Full Kitchen, 41 Seat Liquor Licence
- Great Foot Traffic; Excellent Exposure
- 1235 Davie Street
- \$199,000

[RAMAN BAYANZADEH, SUMIR CHAUHAN]

BLUEBERRY FARM FOR SALE FRASER VALLEY BC



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- 20 Acres
- Call for Details

[JESSICA MIZUIK]

BOUTIQUE WINERY & TASTING ROOM



- Turn Key Operation
- Prime Location in Canada's Wine Capital
- Large Family Home, Guest House
- Please Call for Pricing

[JESSICA MIZUIK]

RARE CORNER REDEVELOPMENT BURNABY BC



- 49,830 SF, RM3 or RM5 (Medium Density)
- Approx. 74,745 SF Max Buildable w/ 10 Lots
- Up to 1.5 FSR, Townhouse or Lowrise

[DEAN THOMAS, ERIC WU, KEVIN CHIANG]

PRIME REDEVELOPMENT LAND BURNABY BC



- 23,760 SF, RM3 or RM5 (Medium Density)
- Approx. 53,460 SF Max Buildable w/ 9 Lots
- Up to 1.5 FSR

[DEAN THOMAS, ERIC WU, KEVIN CHIANG]

DEVELOPMENT LAND FOR SALE BURNABY BC



- ~ 38,000 SF, RM4 or RM5
- Prime Burnaby Location
- OCP High Density

[ERIC WU, DEAN THOMAS, KEVIN CHIANG]

MOBILE HOME PARK FOR SALE | OKANAGAN BC



- Central Location in Large City, Waterfront
- Approx. 100 Pads
- City Power & Water
- Principals Only

[EUGEN KLEIN, CHRIS HAYNE]

\$6,600,000

MOBILE HOME PARK FOR SALE GOLDEN BC



- 35.81 Acres, Vendor Financing Available
- 30 Pads with Gravel Pit
- 7.65% Cap Rate
- \$849,000

[EUGEN KLEIN]

MOBILE HOME PARK FOR SALE SHUSWAP REGION BC



- 40 + Pads, 6.0% Cap Rate
- Close to City Centre
- Principals Only
- Approx. \$2,200,000

[EUGEN KLEIN]

MOBILE HOME PARK FOR SALE BARRIERE BC



- 3.56 Acres
- 19 Pads, No Vacancy
- Central Location, City Water and Septic
- \$550,000

[EUGEN KLEIN]

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- Up to Date Market Facts
- Request 2014/2015 MHP Survey including Recent Sales, Vacancy Rates, Rents - All Broken Down by Region

[EUGEN KLEIN]

CALL FOR DETAILS

MOBILE HOME PARK FOR SALE WILLIAMS LAKE BC



- 62 Pad Mobile Home Park
- 7.19% Cap Rate
- Septic System, Well
- \$2,165,000

[EUGEN KLEIN]

MOBILE HOME PARK FOR SALE | OKANAGAN 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



Raman Bayanzadeh
Commercial Real Estate
Investment & Leasing



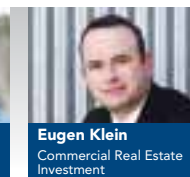
Sumir Chauhan
Commercial Real Estate
Investment



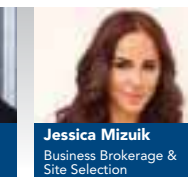
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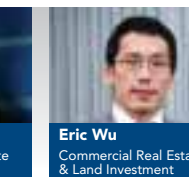
Eugen Klein
Commercial Real Estate
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Jessica Mizuik
Business Brokerage &
Site Selection



Dean Thomas
Commercial Real Estate
& Land Investment



Eric Wu
Commercial Real Estate
& Land Investment

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