

# WESTERN INVESTOR

VANCOUVER  
LOWER MAINLAND  
VANCOUVER ISLAND

COMMERCIAL REAL ESTATE | FRANCHISES | BUSINESS OPPORTUNITIES \$4.29 • APRIL 2016 • VOL31/4



INVESTING | 16

## CRE WITH LPS A PROFIT PATH

Harmel Rayat on how investing with others can pay off – big time – in commercial real estate



BORDER BATTLE | 18

## COQUITLAM WANTS A SAY

Massive Lougheed redevelopment splits border with Burnaby

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## MEHDI SHOKRI LAND PRICES “HAVE JUST TAKEN OFF”

COMMERCIAL ASSEMBLIES | 10

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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**

**RETAIL INVESTMENT FOR SALE BOWEN ISLAND BC**

**SOLD**

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

[EUGEN KLEIN]

**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]

**LUCRATIVE BOUTIQUE GRANVILLE ISLAND**

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

[RAMAN BAYANZADEH, SUMIR CHAUHAN]

**RETAIL/RESIDENTIAL APT SITE | ABBOTSFORD BC**

**PRICE REDUCED**

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

[RAMAN BAYANZADEH, SUMIR CHAUHAN]

**CALL FOR DETAILS**

**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**

**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]

**FREESTANDING BUILDING VANCOUVER BC**

- Potential for Development with Income in Fast Developing Area on Fraser St.
- Zoning: C2, Principals Only
- \$2,800,000

[RAMAN BAYANZADEH, SUMIR CHAUHAN]

**MEDICAL FACILITY FOR LEASE VANCOUVER BC**

- Fully Built Medical Facility
- 1,500 SF Move in Ready
- \$27 / SF Net Lease

[RAMAN BAYANZADEH, SUMIR CHAUHAN]

**MOBILE HOME PARK FOR SALE | VERNON BC**

**SOLD**

- 40 Pads, 6.2% Cap Rate
- No Vacancy
- Municipal Power & Water
- Principals Only

[EUGEN KLEIN, CHRIS HAYNE]

**\$2,200,000**

**PRIME MAIN STREET RETAIL VANCOUVER BC**

- 1,400 sf, C-2 Zoning
- \$25 / SF Net Lease
- High Traffic Area

[RAMAN BAYANZADEH, SUMIR CHAUHAN]

**PRIME REDEVELOPMENT LAND BURNABY BC**

**SOLD**

- 23,760 SF, RM3 or RM5 (Medium Density)
- Approx. \$3,460 SF Max Buildable w/ 9 Lots
- Up to 1.5 FSR

[DEAN THOMAS, ERIC WU, KEVIN CHIANG]

**DEVELOPMENT LAND FOR SALE BURNABY BC**

**COMING SOON**

- ~ 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**

**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 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**

**COMING SOON**

- 40+ Pads, 6.0% Cap Rate
- Close to City Centre
- Principals Only
- Approx. \$2,300,000

[EUGEN KLEIN, CHRIS HAYNE]

**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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- 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**

**SOLD**

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

[EUGEN KLEIN, CHRIS HAYNE]

**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**

