



# WESTERN INVESTOR

VANCOUVER  
LOWER MAINLAND  
VANCOUVER ISLAND

COMMERCIAL REAL ESTATE | FRANCHISES | BUSINESS OPPORTUNITIES \$4.29 • JUNE 2017 • VOL32/6



## EXCHANGE TOWER | 12 HOTEL MIXED WITH OFFICES

New, near-empty office tower seeks to transform 10 floors from office use to a new downtown hotel



## SYNDICATES | 16 JOINT VENTURE ON STEROIDS

Pooling money with others can leverage investments into profits – or problems

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PUBLICATIONS MAIL AGREEMENT 40069240



**RYAN BEEDIE**

## DELTA DAWNS AS BIG-SPACE INDUSTRIAL PLAY

DEMAND STILL TOPS SUPPLY | 10



CORFAC  
International

## MACDONALD COMMERCIAL

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

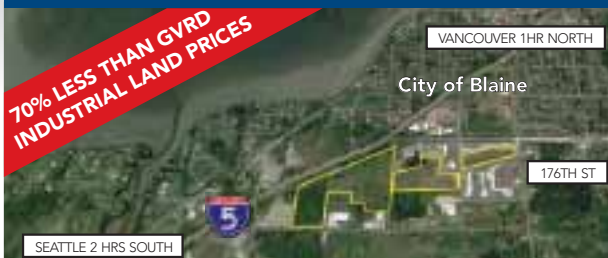
[macdonaldcommercial.com](http://macdonaldcommercial.com)

604.736.5611

Listings on Page A4 & A5

## SALE/LEASE/BUILD TO SUIT | BLAINE WA

**70% LESS THAN GVRD INDUSTRIAL LAND PRICES**



- 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**

## 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]

## MULTIFAMILY INVESTMENT FOR SALE | SURREY BC



- 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**

## 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!
- Corporate Housing Contracts Pending

[EUGEN KLEIN, CHRIS HAYNE]

**\$3,850,000**

## 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]

## STRATA RETAIL FOR SALE VANCOUVER BC



**JUST REDUCED**

- Brand New Strata Unit, 2245 Kingsway
- 1,398 SF, Venting Available / Multiple Use
- 7 Designated Parking Spots
- \$1,075,000 [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**

## 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**

## RETAIL FOR LEASE VANCOUVER BC



- Located in the Heart of Kitsilano
- 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]

## 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
- OCP Designation of C-2
- \$3,500,000 [EUGEN KLEIN]

## DEVELOPMENT OPPORTUNITY NORTH VANCOUVER BC



- Up to 48,000 SF Buildable
- Located on Marine Drive
- Medium Density 1.75 FSR, Principles Only [POURIA NIKRAVAN, RAMAN BAYANZADEH]

## 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



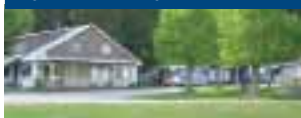
- 3.19 Acres, Low Vacancy
- 15 Pad, Dual Road Access
- 9.1% Cap Rate
- \$549,000 [EUGEN KLEIN, CHRIS HAYNE]

## MOBILE HOME PARK FOR SALE NORTHERN BC



- Approx 70+ Pads, Low Vacancy
- Close to Town Centre,
- Principals Only, Buyers Fee Required
- Approx. \$3,000,000 [EUGEN KLEIN, CHRIS HAYNE]

## 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**



**Raman Bayanzadeh**  
Commercial Real Estate Investment & Leasing



**Sumir Chauhan**  
Commercial Real Estate Investment



**Kevin Chiang**  
Commercial Real Estate & Land Investment



**Chris Hayne**  
Commercial Real Estate Investment



**Eugen Klein**  
Commercial Real Estate Investment



**Pouria Nikraivan**  
Commercial Real Estate Investment & Leasing



**Sally So**  
Commercial Real Estate Investment



**Dean Thomas**  
Commercial Real Estate & Land Investment



**Simona Tudor**  
Commercial Real Estate Investment



**Eric Wu**  
Commercial Real Estate & Land Investment



## 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!
- Development Permit Approved
- Corporate Housing Contracts Pending

**\$3,850,000**

## MOBILE HOME PARK FOR SALE ROCK CREEK BC



- 3.19 Acres, Low Vacancy
- 15 Pads, Dual Road Access
- 9.1% Cap Rate, Close to Town Centre
- \$549,000

## MOBILE HOME PARK FOR SALE CLEARWATER BC



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

## MOBILE HOME PARK FOR SALE | BURNS LAKE BC



- 39.43 Acres
- 58 Pads with 100% Expansion Potential
- Phase 1 Expansion Complete with Services
- Close to Downtown Burns Lake, Great Highway Access
- Owners Currently Operate Park from North Vancouver
- Possible Commercial on Property Frontage

**\$1,249,000**

## MOBILE HOME PARK FOR SALE OKANAGAN BC



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

## MOBILE HOME PARK FOR SALE NORTHERN BC



- Approx 70+ Pads, Low Vacancy
- Close to Town Centre
- Principals Only, Buyers Fee Required
- Approx. \$3,800,000

**CONNECT  
WITH US:**



**Eugen Klein**

B.Comm (UREC), FRI, CLO, CRES, ARM®,  
RI, CCIM, CIPS, ICD.D  
Commercial Real Estate Investment



**Chris Hayne**

Commercial Real Estate  
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