EXECUTIVE OFFICE FOR SALE

1197 HOWE STREET
VANCOUVER, BC

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OPPORTUNITY

- **Asking Price**: $1,348,000
- **Address**: 1197 Howe Street, Vancouver, BC
- **Building/Strata Unit Size**: 1802 ft²
- **Occupancy**: Owner/Vacant
- **Potential Net Income**: $61,268/yr
- **Zoning**: DD (M)
- **PID**: 024-316-806
- **Legal Description**: Plan:LMS3729, DL 541 LOT 245 LD 36 GROUP 1
- **Tax (2012)**: $17,502.78/yr
- **Strata Fees**: $1079/month
- **Building Age**: 14 Yrs
- **Ceilign Height**: upto 15 Ft
- **Parking**: 1 Secure Parking
- **Storage**: 1 Storage Locker
- **Amenities**: Air Conditioning, Washrooms, Storage, Secured Parking, Visitor parking

ZONING

In the DD (area M), the following uses may be permitted:
(a) Cultural and Recreational Uses but excluding Arcade, Casino - Class 1 or Bingo Hall;
(b) Dwelling Uses;
(c) Institutional Uses;
(d) Office Uses;
(e) Parking Uses, subject to the provisions of section 5;
(f) Service Uses, except Auction Hall, Catering Establishment, Cabaret, Drive-through Service, Funeral Home, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Photo finishing or Photography Laboratory, Repair Shop - Class A, Restaurant - Class 2, Sign Painting Shop.

DESCRIPTION

Located on Howe Street almost at the intersection with Davie Street, this executive ground-floor office strata offers gated private entrance in addition to a street facing side entrance. Enjoy the open feeling through its elevated ceilings with recent renovations and abundant natural light provided through its floor to ceiling windows. This office has in-suite air conditioning, washrooms, storage area and parking. Current setting provides two offices, reception, open area, washroom, and in-suite storage. This executive office is ideal for medical practitioners, lawyers, consultants, accountants, and other professional users or can be used as a studio.

Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.
LOCATION

The Subject Property is located near the corner of Howe Street and Davie Street in The Downtown Business Improvement Area (BIA). According to the City of Vancouver, the downtown peninsula will be home to about 100,000 people by 2021 (an increase of 61 per cent over 1996). Employment is also expected to increase. The number of employees may grow to more than 173,000 (up 28 per cent from 1996). The traditional Central Business District will retain its dominant employment role. The Downtown Vancouver BIA covers over 250 acres of land, 33.7 million square feet of commercial area and 5.9 million square feet of residential area. City of Vancouver records indicate that the BIA is primarily comprised of Comprehensive Development District Zoning (CD-1, CWD and DD. CD-1 zoning is individually tailored to each site’s development, while DD zoning ensures the highest possible standards of design and amenity for buildings in the Downtown area. CWD zoning, meanwhile, is specifically designed to encourage the development of commercial, recreational, cultural and public uses throughout the Central Waterfront and Coal Harbour area, as well as residential uses west of Burrard Street.

BUSINESS MIX

The zoning mix and commercial building structure of the BIA primarily supports office businesses, with a significant percentage of finance, insurance, real estate and mining companies. The majority of businesses (55%) have fewer than five employees, however Downtown is also unique for its relatively high proportion of large businesses with 500-plus employees. Major business types include legal services, miscellaneous retail, engineering and management services, business services and eating and drinking establishments.