



FOR SALE

HIGH PROFILE INVESTMENT PROPERTY



238 Fell Avenue, North Vancouver

FOR MORE INFORMATION, PLEASE CONTACT

***PETER HALL / *CHRIS DAVIES**

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RE/MAX CENTRAL

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LOCATION:	The subject building is located in the City of North Vancouver on Fell Avenue, one half block south of Marine Drive the principal east/west commercial artery. The property enjoys excellent exposure to the traffic flows on Fell Avenue, the principal route connecting Marine Drive to Harbourside Business Park and the North Shore Auto Mall. The property is easily visible from Marine Drive and is bordered by native vegetation on the North and Mosquito Creek on the East. Save-On Foods will be opening a new store in early 2009 within walking distance of the property.			
IMPROVEMENTS:	The property is improved with an architecturally designed two storey building. No expense was spared in the construction of this building. Quality is evident in every square foot of space.			
AGE:	12 years			
LOT SIZE:	Frontage 161 x 50 = 8,050 square feet			
ZONING:	CD-312 – allowing for retail, professional offices, research, assembly, recreational and other service commercial occupancies.			
PARKING:	Five (5) parking stalls – on site / Eight (8) parking stalls – off site – leased from the City of North Vancouver at \$3,780.00 per year / \$35.00 per stall per month			
LEGAL DESCRIPTION:	Plan LMP 27425 Lot F Block 15 District Lot 37 RP LMP 6966 PID: 023-365-188			
BUILDING AREA:	7,232 square feet			
LEASE INCOME TRIPLE NET:	TENANT	SQ. FT.	LEASE EXPIRY	LEASE RATE AVERAGE PER YEAR
	Marbles Inc.	6,034	February 2020	\$120,680
	Kitchens By Design	1,198	April 30, 2015	\$21,564
	5 Parking Stalls			<u>\$2,100</u>
	Income			\$144,344
PROPERTY TAXES (2010):	\$22,034.17			
ASKING PRICE:	\$2,600,000.00			

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