



# FOR SALE

## 1082 Granville Street, Vancouver BC

### High-Profile Freestanding Retail Building



REAL ESTATE GROUP

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**Macdonald**  
COMMERCIAL





## OPPORTUNITY

- Longstanding tenant with stable and substantial holding income
- Current month-to-month lease offers flexibility to renew at market rents or for an owner-user to occupy the premises
- Improved premises with a full-height mezzanine with a 2nd bar and a variety of bar and booth seating
- Long-term redevelopment value under the DD (K-2) zoning, which permits a maximum density of 3.50 FSR and a variety of uses

## LOCATION

- Situated in the heart of the historic Granville Entertainment District (GED) with many popular bars, theatres, restaurants, shopping, hotels and public plazas
- 2-blocks from Bonnis Properties' 800 Granville full-block redevelopment which is projected to restore the Commodore Ballroom, bring 400,000+ square feet of office space to accommodate 2,000 and 4,000 jobs and 3 levels of retail space
- Transit-oriented location being approximately 430m from Yaletown Roundhouse, 600m from Vancouver City Centre, 800m from Granville SkyTrain station and along numerous bus routes

## SALIENT FACTS

Civic Address:	1082 Granville Street, Vancouver
Legal Description:	PIDs: 015-487-016 Lot A, Block 83, Plan VAP210, District Lot 541, New Westminster Land District
Location:	Situated on the east side of Granville Street in the Granville Entertainment District, just north of Helmcken Street.
Frontage (approx.):	32 FT of frontage along Granville Street
Lot Size (approx.):	3,840 SF
Gross Building Area (approx.):	Main: 3,779 SF Mezzanine: 1,671 SF Total: 5,450 SF
Zoning:	DD (K-2)
Tenant:	Donnellan's Irish Pub (Occupied the property for 5 years, currently is month-to-month)
Environmental Report:	Phase 1 (2017)
Property Taxes:	\$55,836.10 (2022)
Annual Net Income:	\$190,544 (2022)
Listing Price:	\$6,599,000

## DEMOGRAPHICS



**MEDIAN HOUSEHOLD INCOME**  
\$87,266



**POPULATION**  
73,305

Source: areavibes.com

## WALKSCORE



**WALK SCORE**  
**Walker's Paradise**  
Daily errands do not require a car



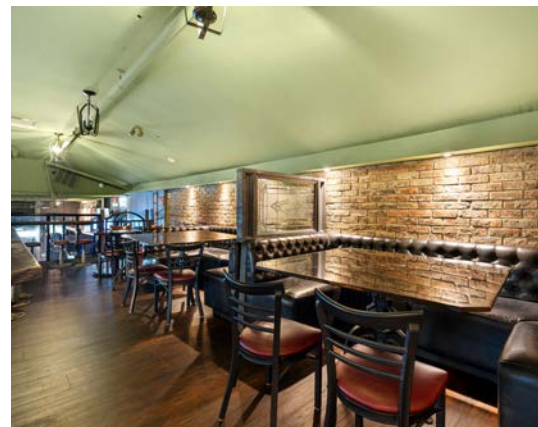
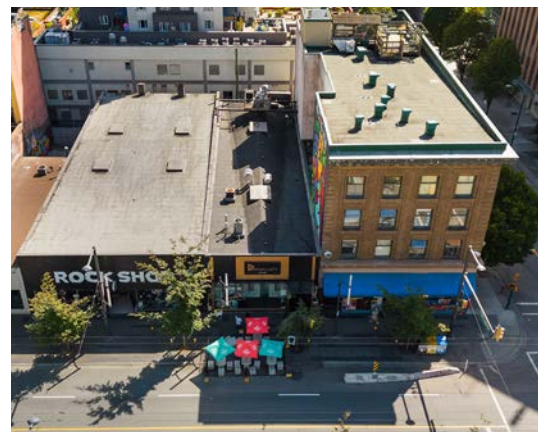
**TRANSIT SCORE**  
**Rider's Paradise**  
World-class public transportation



**BIKE SCORE**  
**Very Bikeable**  
Biking is convenient for most trips

Source: walkscore.com





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