



FOR SALE

785 West 16th Avenue, Vancouver BC

**Assembly Zoned Ground Level Retail Space Just Steps
from the Cambie Corridor**



REAL ESTATE GROUP

Macdonald
COMMERCIAL

LOCATION

The Property is situated on the northwest corner of Willow Street and West 16th Avenue with seventy feet of frontage. Conveniently located three blocks west of Cambie Street, which is home to the Canada Line that connects Downtown Vancouver to the YVR Airport and to the heart of Richmond.

BUILDING HIGHLIGHTS

- Improved with a 2,012 SF building that was occupied by a Society running a high school.
- 10 secured underground parking stalls, which is a rare offering in such a central west side location.
- Surrounding tenants and amenities for the Property include Vancouver General Hospital, Blessed Sacrament School, St Mary's Ukrainian Catholic Centre, Willow Café Bakery, Pharmasave, and Sunshine Market.
- The Property's frontage offers high exposure providing great visibility and signage potential for many prospective tenant's or owner-users.

WALK SCORE



WALK SCORE

Very Walkable

Most errands can be accomplished on foot



TRANSIT SCORE

Good Transit

Many nearby public transportation options



BIKE SCORE

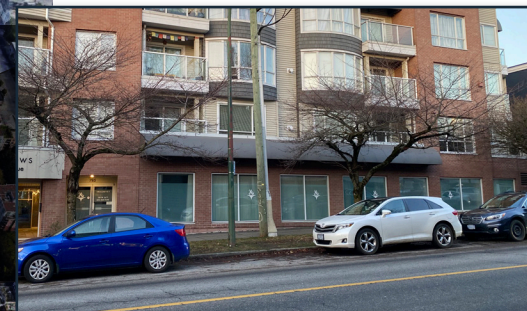
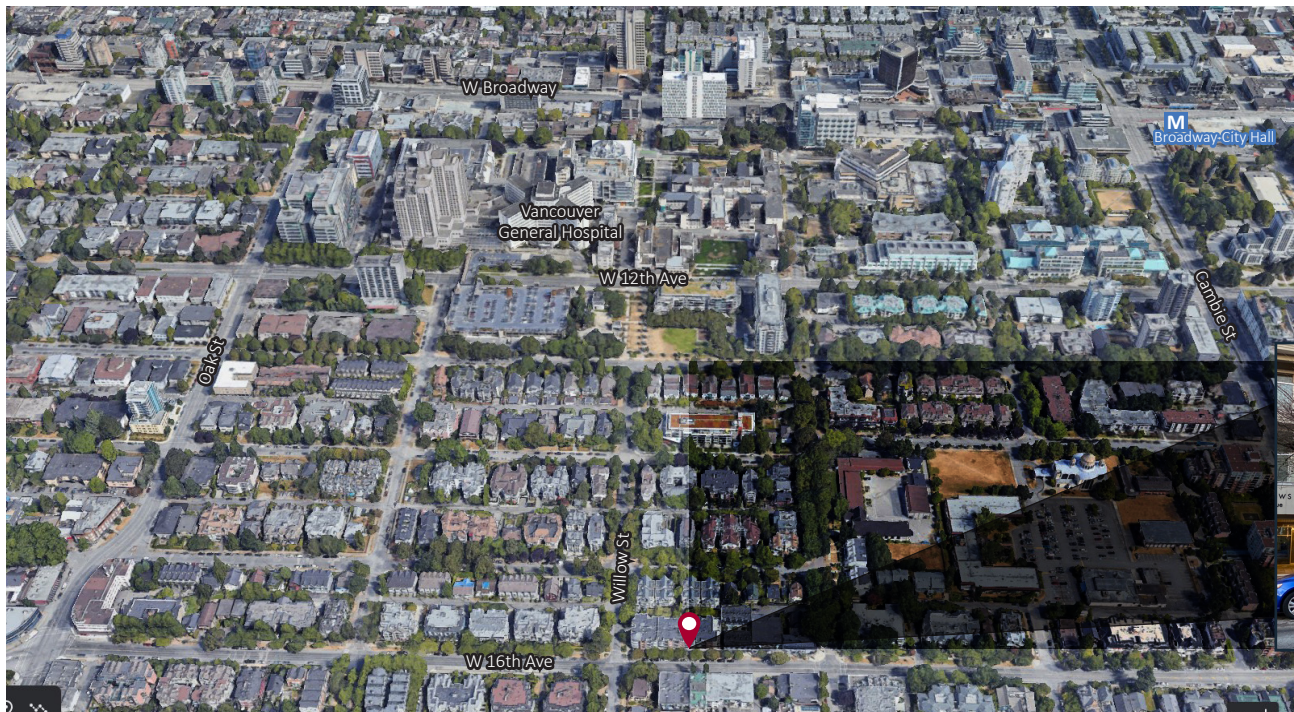
Biker's Paradise

Daily errands can be accomplished on a bike

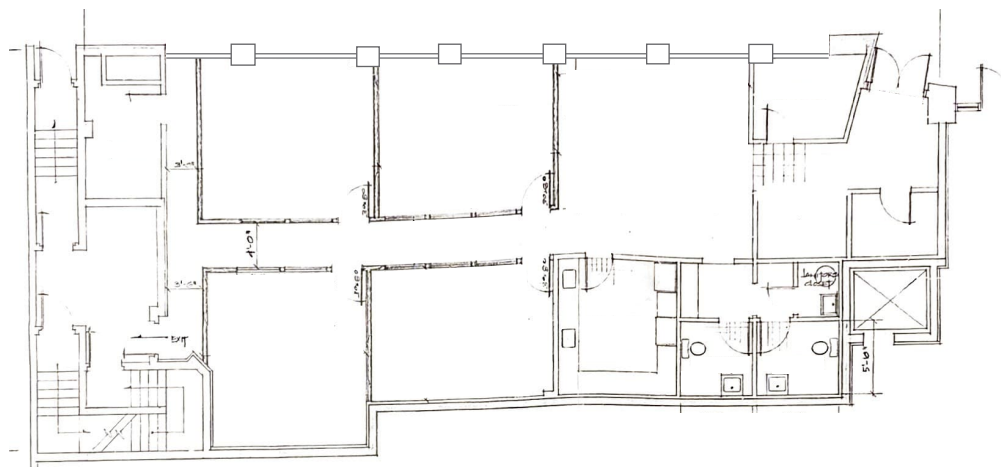
Source: [walkscore.com](https://www.walkscore.com)

SALIENT FACTS

Civic Address:	785 West 16th Avenue, Vancouver BC
Location:	Situated on the northwest corner of West 16th Avenue and Willow Street
Legal Description:	Strata Lots 1-4, Plan LMS1748, District Lot 472, New Westminster Land District PID: 019-097-506, 019-097-514, 019-097-522, 019-097-531
Zoning:	CD-1 (303)
Property Description:	4 retail strata lots and is improved with 4 larger rooms, 1 multi-purpose room, 2 offices, 1 kitchen, and 2 handicapped washrooms
Tenancy:	Vacant
Property Exposure (approx.):	70 FT of frontage along West 16th Avenue
Year Built:	1995
Unit Area (approx. combined):	2,012 SF
Parking:	10 secured underground stalls
Monthly Strata Fee (2022):	\$1,022.00 (to be verified)
Property Taxes (Estimated based on 2022 mill rate):	\$17,926.97
Total Assessed Value (Cumulative 2022):	\$1,925,400.00
Asking Price:	\$2,450,000 \$2,250,000



FLOOR PLAN



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