

TROPHY MIXED-USE STRATIFIED BUILDING WITH MULTIPLE UPSIDES



FOR SALE

767 Nicola Street Vancouver BC



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HIGHLIGHTS

- **100% Interest in a stratified building** – Rare opportunity to own a fully-stratified condo-quality building with 21 residential and 3 retail strata lots
- **Secure cash flow** – Fully occupied and professionally managed providing stable tenants for steady income
- **Centrally located and amenity rich** – Situated on the highly-coveted corner of Robson Street and Nicola Street in the West End, which provides immediate access to shopping, restaurants, Stanley Park, Coal Harbour, and the world-class Seawall.
- **Flexible value-add opportunities** – Stratified building ownership provides flexible opportunities to improve the building, individual units, or redevelop under the West End Plan.
- **Redevelopment potential** – Current zoning of C-6 and guidelines under the West End Plan, provide an opportunity to redevelop the property. The property is surrounded by many new high-rise developments.

WALK SCORE



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

SALIENT FACTS

Civic Address:	767 Nicola Street, Vancouver BC
Legal Description:	Strata Lots 1-24 Plan BCS4070 District Lot 1 85 NWD Group 1, PIDs: Multiple
Location:	The property is located on the northwest corner of Robson and Nicola Street in the Downtown Vancouver's West End neighbourhood.
Site Area:	8,184 SF (approximately 66' frontage x 124' depth)
Existing Improvements:	Currently improved with six-storey mixed-use building comprising 21 residential strata units (10 1-bed units, 11 2-bed units) and 3 retail strata units (currently demised into two retail spaces).
Year Built:	2010
Land Use Plan:	Robson- Area B (West End Community Plan)
Net Rentable Area:	Residential: 16,565 SF Commercial: 3,600 SF Total: 20,165 SF
Current Zoning:	C6 (Commercial) Height up to 300 feet (subject to the City's shadowing and view cone policies). Density up to 8.75 FSR (minimum 1.2 FSR commercial) provided that 20% of the density is designated as social housing or 100% secured market rental housing. Potential to increase the density with a 10% heritage density transfer (maximum density of 9.625 FSR).
Ownership Interest:	100%
Total Buildable Area:	71,610 SF (based on 8.75 FSR)
Net Operating Income	Contact listing Agents
Asking Price:	Contact listing Agents

OPPORTUNITY

Luk Real Estate Group is proud to announce the opportunity to acquire a fully stratified mixed-use building on an 8,184 SF corner lot in Vancouver's sought-after West End neighbourhood. Built in 2010, this offering includes 24 strata units which are contiguously owned. This 6-storey building benefits from a central location in Vancouver's West End neighbourhood and is just steps from numerous shops, restaurants, Stanley Park, and Coal Harbour.



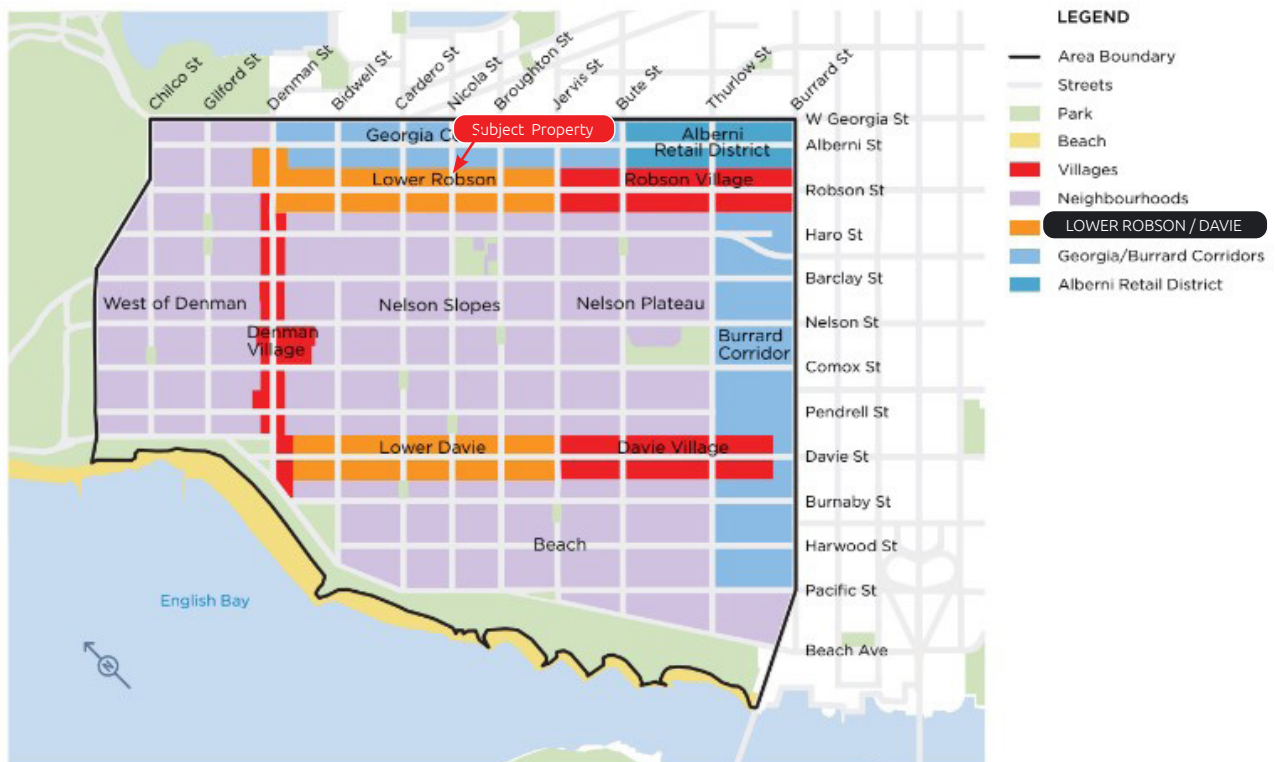
source: West End Community Plan

LOCATION

This property is situated on the northwest corner of Robson Street and Nicola Street in Vancouver's West End. With the world-renowned Robson Street, Stanley Park, English Bay beach and central business district within walking distance, this is a very rare investment offering with redevelopment upside.



LAND-USE PLAN



source: West End Community Plan

INVESTMENT & DEVELOPMENT INSIGHTS

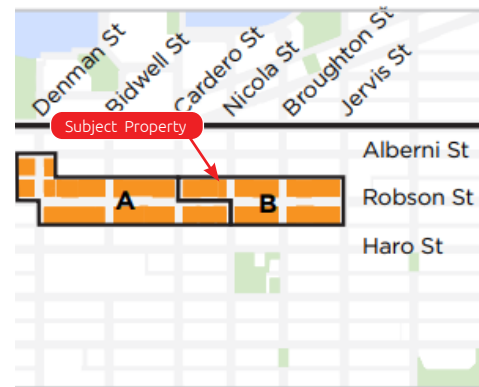
VALUE-ADD - Opportunity to update the 21 condo-quality residential rental units and stabilize both the residential and retail income through streamlined property management. The current lack of rental supply and influx in immigration will inevitably attract tenants and increase rents due to this central and highly-coveted location.

Stratified unit sales - Uniquely positioned as a contiguously owned fully-stratified building with the opportunity to capitalize on increasing demands of smaller owner-users and investors. As a stratified building, the 24 strata lots could be sold individually to owner-users and/or investors seeking a residential or retail commercial unit in the heart of the West End and with frontage along the world renowned Robson Street.

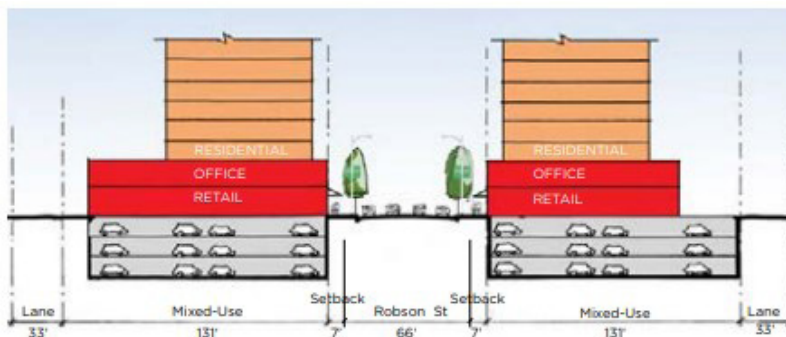
Longer term redevelopment - Through its designation under the West End Community Plan, the property has the potential to be redeveloped into a high density mixed-use building. The land-use plan permits 8.75 FSR with 130 feet of frontage. The adjacent property at 1525 Robson Street set a precedent by achieving a higher density for a rental development. Although this property does not have 130 FT of frontage, there are precedents to achieve higher density than the land-use plan prescribes.

POLICIES - LOWER ROBSON AREA 'B'

- Building heights can generally be up to:
 - Area 'B': 91.4 metres (300 feet)
- Podium heights can generally be up to:
 - Area 'B': 3 storeys
- Density:
 - Area 'B': up to 8.75 FSR (minimum 1.2 commercial)
- Areas 'A' and 'B': 511 square metres (5,500 square feet)



source: West End Community Plan

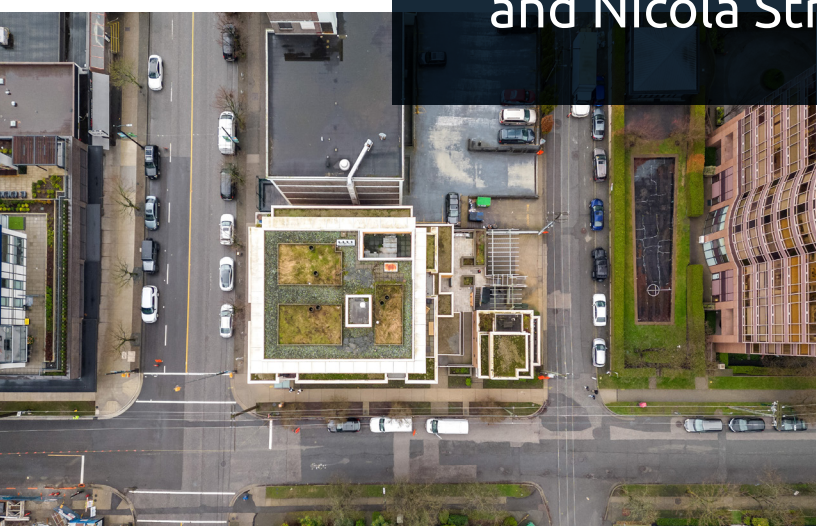


Lower Robson: typical section

source: West End Community Plan



Northwest corner of Robson and Nicola Street - West End



DOWNTOWN MAP



A WALKER'S PARADISE

With a 91/100 point Walk Score, 767 Nicola is in walking distance to shopping, cafes, restaurants, and services.

Source: walkscore.com



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