

FOR SALE

2492 West 41st Avenue, Vancouver BC



FOR ADDITIONAL INFORMATION AND TO SCHEDULE A VIEWING PLEASES CONTACT:

Bobbi Crandall

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Opportunity

To purchase an investment retail strata unit located on the retail hub of Kerrisdale's West 41st Avenue. Currently tenanted by a travel agency until March 31, 2022 with a 2 year option to renew.

Area

Kerrisdale Village has been a thriving business community since its inception in the early 20th Century. Today it offers a cornucopia of shops, eateries and services that would rival those of any bustling metropolis.

<http://www.kerrisdalevillage.com/>

Property Details

PID	024-045-110
Legal Description	PL LMS3103 LT 3 DL 526 LD 36
Unit Size	698 sq ft
Parking	1 stall
Zoning	C2
Property Taxes (2017)	\$9,705.07 per annum
Strata Fees	\$355.08 per month
Net Income Per Annum	2018-2019—\$27,216.00 2019-2022—\$28,512.00

Purchase Price \$1,069,000.00



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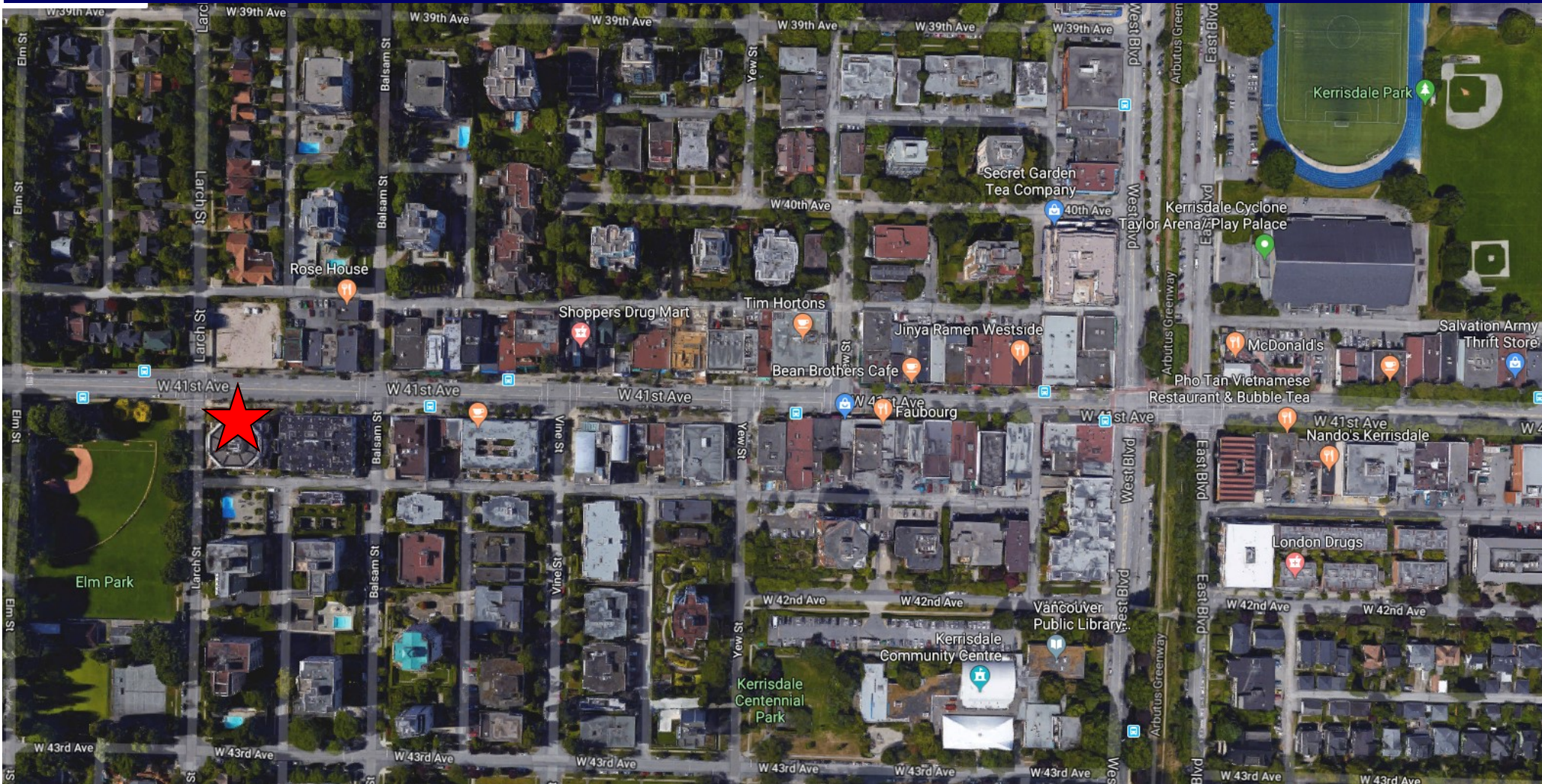
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