



BUILDING FOR SALE

3995 Fraser Street, Vancouver



For more information, please contact

Bobbi Crandall 778.773.5157

Personal Real Estate Corporation

E cbobbi@telus.net

W tullisrealty.com



FOR SALE

Executive Summary

OPPORTUNITY:

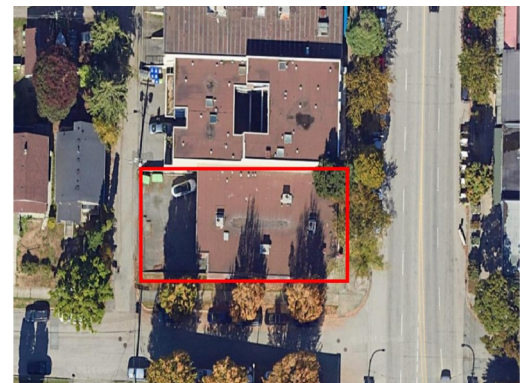
Well kept single story stand alone building occupied by single tenant being used as a professional office space. For more details please contact listing agent.

LOCATION:

This property is located in the Riley Park/Kensington/Cedar Cottage neighbourhood of Vancouver at the corner of Fraser Street and East 24th Avenue. This property is situated among a variety of retail and office tenants on the busy Fraser Street corridor.

PROPERTY DETAILS:

PID	015-638-944	PRICE: \$5,000,000
Legal Description	Lot 10 Block 5 Plan VAP 187 District Lot 301 New Westminster	<i>Please do NOT approach tenants.</i>
Site Area	6,435 sqft	
Rentable Area	4,532 sqft	
Zoning	C-2 Commercial	
Potential Density	C-2 allows for a maximum FSR of 3.5 (3.7 for larger corner sites) and a 6 storey building	
Property Taxes	\$46,530.30 (2024)	
NOI	Please contact listing agent	



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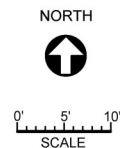
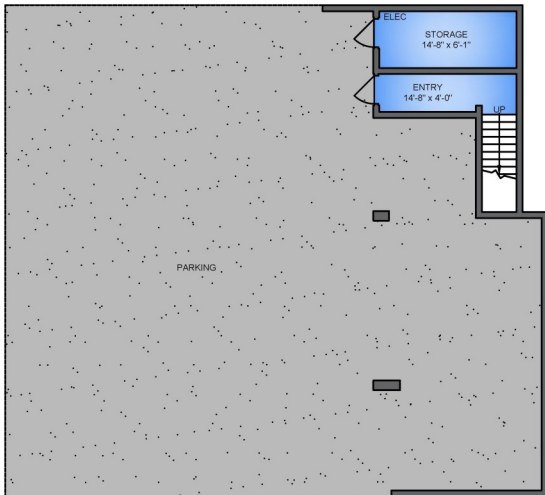


FOR SALE



LOWER FLOOR
211 SQ. FT.
9'9" CEILING

MAIN FLOOR
4321 SQ. FT.
8'1" CEILING



3955 FRASER STREET, VANCOUVER
AUGUST 27, 2024
PREPARED BY PROPER MEASURE.
FOR THE EXCLUSIVE USE OF BOBBI CRANDALL.
PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL, BUYER TO VERIFY E&O INSURED.

FLOOR	AREA (SQ. FT.)
	FINISHED
MAIN	4321
LOWER	211
TOTAL	4532

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