



FOR SALE

440 RICHARDS STREET

Vancouver, BC

Exclusive opportunity to acquire a freestanding investment property Downtown Vancouver

Jake Luft*, Principal
604.647.1340
jake.luft@avisonyoung.com

*Jake Luft Personal Real Estate Corporation

**AVISON
YOUNG**

440 Richards Street

Vancouver, BC

PROPERTY SUMMARY

ADDRESS

440 Richards Street, Vancouver, BC

PROPERTY IDENTIFIER

026-765-454

LEGAL DESCRIPTION

Parcel 1 (BA199640) Block 25 District Lot 541
Group 1 New Westminster District Plan 521

SITE AREA

3,900 sf

SITE DIMENSIONS

52 ft x 75 ft

ZONING

DD Comprehensive Development

BUILDING AREA

15,600 sf (Est.)

YEAR BUILT

1906

PROPERTY TAXES

\$47,326.70 (2020)

FINANCING

Treat as clear title

NET OPERATING INCOME

Contact Listing Agent

SALE PRICE

Contact Listing Agent



LOCATION

The property is prominently located on the northeast corner of Richards Street and West Pender Street in Downtown Vancouver. This location offers tremendous exposure, nearby amenities, and accessibility via all forms of public transportation including SkyTrain.



WALKER'S PARADISE: 98
Daily errands do not require a car



RIDER'S PARADISE: 100
World-class public transportation



BIKER'S PARADISE: 90
Daily errands can be accomplished on bike



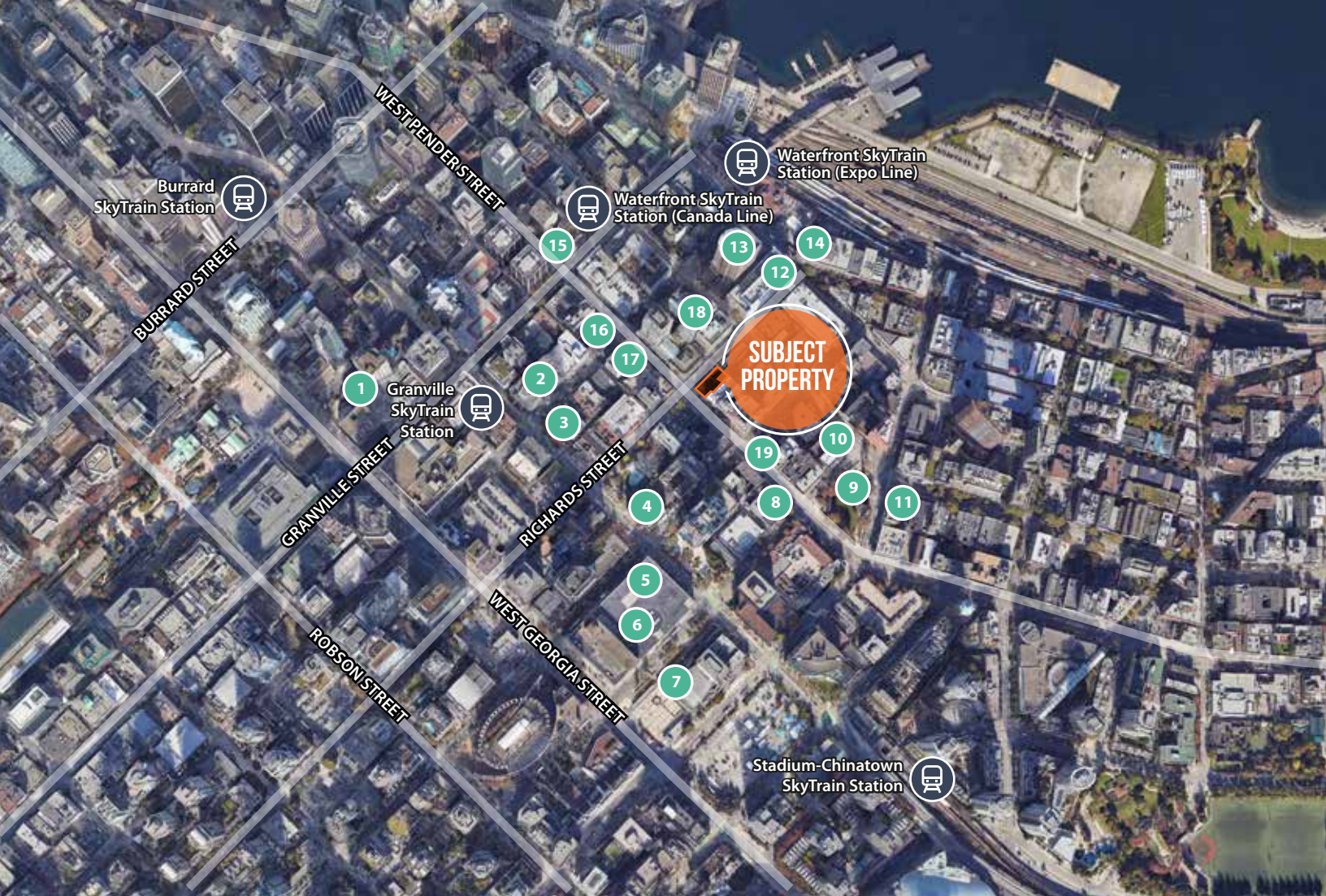
IMPROVEMENTS

The property is improved with a historic four-level building consisting of four commercial units and ten 1-bedroom residential apartments each measuring 500 to 650 sf. The building is fully leased with all tenancies in good standing. The building has been constructed using a structural wood frame with masonry brick walls and wood finishes. The roof is tar and gravel and was replaced in approximately 2010.

KEY HIGHLIGHTS

- » **Fully-leased investment property** with future income growth
- » **Amenity-rich** downtown location
- » **Highly accessible** (2 blocks from Waterfront SkyTrain Station)
- » **Recent building upgrades** include residential units and major mechanical/plumbing/electrical systems
- » **Proximity** to Pacific Centre, SFU, BCIT, Vancouver Film School, and the unofficial Amazon HQ2





POINTS OF INTEREST

- | | | |
|--------------------------------------|--|--|
| 1. Pacific Centre | 8. VERSACE HOME Vancouver Store | 15. Rexall |
| 2. BCIT Downtown Campus | 9. Victory Square | 16. Malone's Social Lounge & Taphouse |
| 3. Railway Stage and Beer Café | 10. Nemesis Coffee Gastown | 17. Browns Crafthouse |
| 4. Field & Social | 11. Vancouver Film School | 18. Delta Hotels by Marriott Vancouver |
| 5. Amazon at The Post | 12. Simon Fraser University - Vancouver Campus | 19. Finch's Tea & Coffee House |
| 6. Loblaws City Market (at The Post) | 13. Harbour Centre | |
| 7. Queen Elizabeth Theatre | 14. Steamworks | |

Avison Young
 #2900-1055 W. Georgia Street
 Box 11109 Royal Centre, Vancouver, BC V6E 3P3, Canada

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