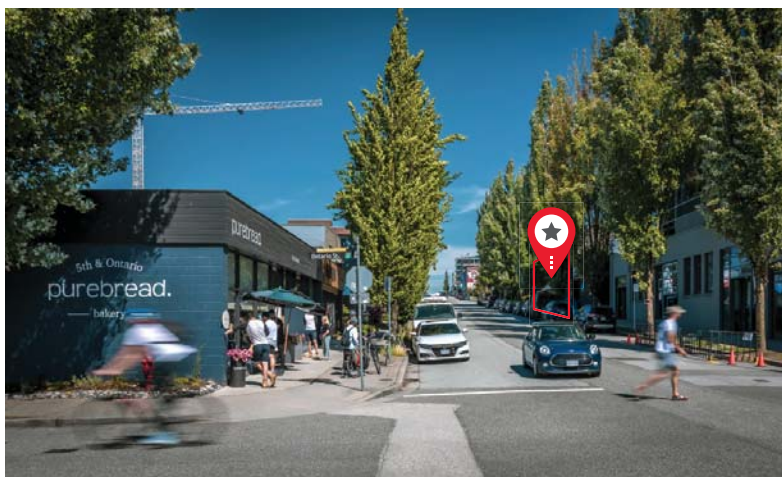


Fully repositioned building in Mount Pleasant
Investment and Owner/User Opportunity



CENTRAL MOUNT PLEASANT LOCATION

JOIN HIGH PROFILE TENANTS AND OWNERS
INCLUDING HOOTSUITE, R&B BREWING, SAJE,
TACOFINO, PUREBREAD AND FIELD & SOCIAL

CLOSE PROXIMITY TO BROADWAY-CITY HALL
& OLYMPIC VILLAGE TRANSIT PLATFORMS

ROOFTOP PATIO

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OPPORTUNITY

This fully renovated in and out, repositioned mixed use building is offered for purchase. All building systems were updated and/or replaced entirely during the renovation completed in 2017, including cooling and heating systems, new building facia, new windows, glass rollup doors, and the addition of a very desirable roof top patio. Parking for up to 6 vehicles is accessed by the lane at the rear.

LOCATION

Situated near the Lightworks Building, the project that catalyzed the evolution of the Mount Pleasant creative and commercial neighbourhood, East 5th is the east/west cycle and travel path that dissects this eclectic area, passing by the Main Alley developments by Westbank, Nickel, Terra Breads, Tacofino, Purebread, Juice Truck and many more.

SALIENT DETAILS

Civic Address	40 E 5th Avenue		
PID	015-558-754		
Site Dimensions	49.5 (Frontage) x 122 (Depth)		
Site Area	6,039 sf		
Building Area	Ground Floor	4,284 sf	
	Second Floor	5,579 sf	
	Total Leasable area	9,863 sf	
Zoning Designation	I-1// Light Industrial		
Property Taxes (2020)	\$40,278.40		
Parking	Six (6) surface stalls		

PROPERTY INCOME

Approx. \$340,000 per annum

Stabilized figure based on proforma second floor net rent

ASKING PRICE

Please contact the listing team



WALK SCORE
WALKER'S PARADISE
99



TRANSIT SCORE
RIDER'S PARADISE
100



BIKE SCORE
BIKER'S PARADISE
90



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