



FOR SALE | FRASER STREET RETAIL OPPORTUNITY

3310 FRASER STREET, VANCOUVER, BRITISH COLUMBIA

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CBRE

FOR SALE

OPPORTUNITY OVERVIEW

CBRE Limited is pleased to present the opportunity to acquire 3310 Fraser Street (the "Subject Property"), a retail/office building located in East Vancouver's "Fraserhood."

LOCATION OVERVIEW

Located on Fraser Street between East 17th and 18th Avenues in the core of East Vancouver's trendiest neighbourhood, appropriately named "Fraserhood." Fraserhood is the collection of East Vancouver blocks within the larger Kensington-Cedar Cottage neighbourhood. Bordered by East Broadway, East 31st Avenue, Prince Albert Street, and St. George Street, its nexus sits at the busy intersection of Fraser and Kingsway.

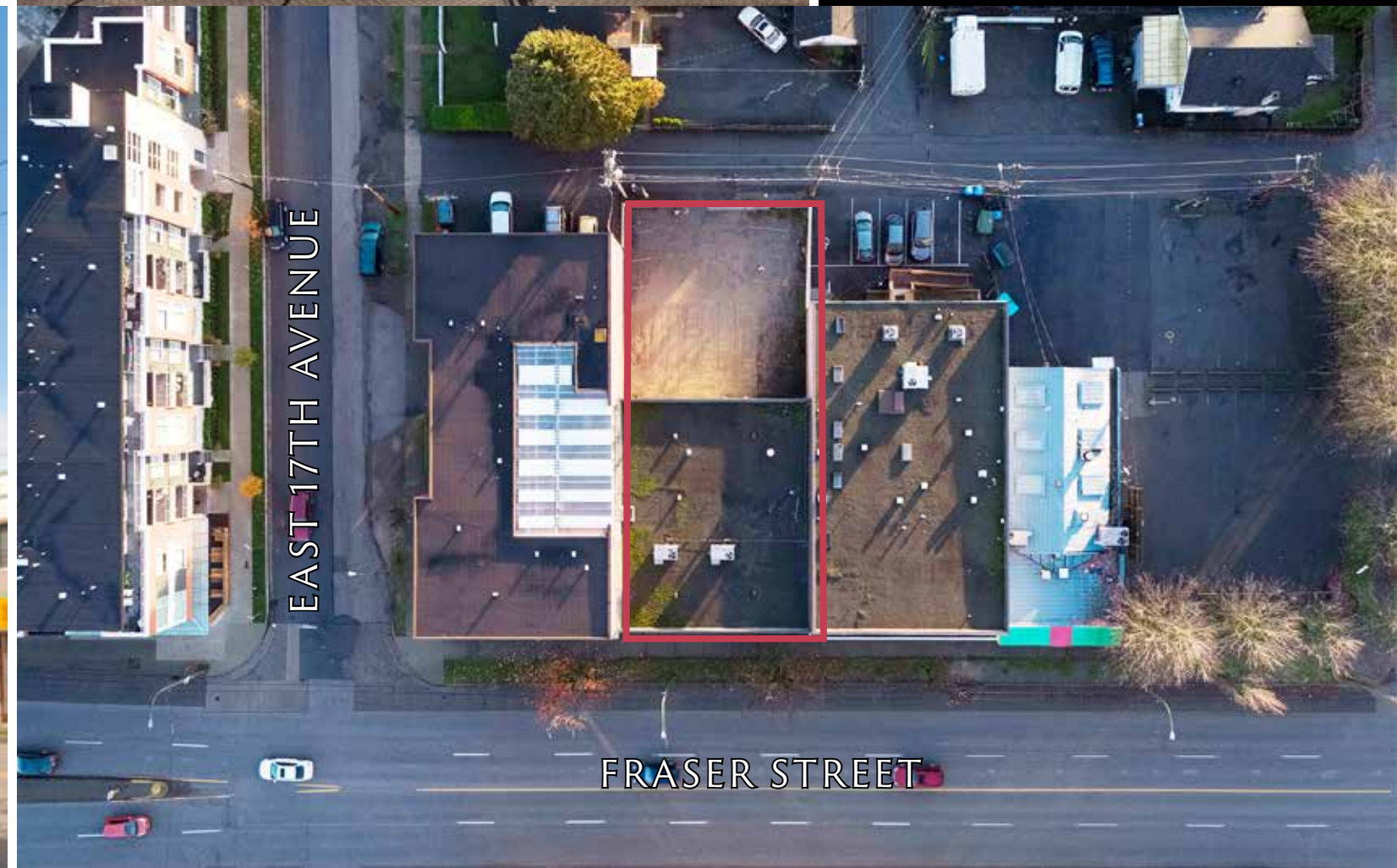
The retailers, restaurants, cafes, markets and community hubs of the neighbourhood's high streets are strikingly diverse, and what these lack in frills they make up for in character and authenticity. Over the course of the past few years, some of the city's most notable restaurants and bars have opened up in the neighbourhood, with this area now being a destination spot for Vancouver dining enthusiasts and tourists alike.

PROPERTY OVERVIEW

The Subject Property consists of one (1) legal lot with a total approximate site area of 6,435.50 sq. ft. * (52.75' x 122.00') improved with a 5,425 sq. ft. * retail/office building.



*Approximate and subject to confirmation by Purchaser.



EXECUTIVE SUMMARY

LEGAL DESCRIPTION

LOT 2 BLOCK 78 DISTRICT
LOT 301 PLAN 187

PID

015-623-203

SITE SIZE*

6,435.50 sq. ft. (52.75' X 122.00')

BUILDING SIZE*

5,425 sq. ft.

ZONING

C-2 Commercial

TENANCY

Vacant

ASKING PRICE

\$5,380,000



DOWNTOWN

STRATHCONA

ROBSON PARK

ST GEORGE STREET

CAROLINA STREET

KINGSWAY

FRASER STREET

EAST 17TH AVENUE

EAST 18TH AVENUE

EAST 19TH AVENUE

Los Cuervos Taqueria & Cantina
Osteria Savio Volpe
The Gluten Free Epicurean
Matchstick Coffee
Le Faux Bourgeois

Straight Outta Brooklyn Pizzeria
Ba-Le Deli & Bakery

Crowbar Restaurant

Bells and Whistles

Jethro's Fine Grub
Fraser Court Seafood
Panz Veggie
The Pie Hole

Drive Times (approximate)
Downtown Vancouver - 11 minutes
Vancouver International Airport - 24 minutes
Vancouver General Hospital - 6 minutes

FOR FURTHER INFORMATION, PLEASE CONTACT:

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