

FRASER · ELLIOTT
COMMERCIAL

6204 Fraser Street,
Vancouver

For Sale

Freestanding
Investment Property
in Vancouver
Tenanted by CIBC



604.728.2845

sales@fraserelliott.com

www.fraserelliott.com

SALIENT FACTS

Municipal Address:

6204 Fraser Street, Vancouver, BC

PID:

005-710-111

Site Area:

Basement	3,300 SF
Ground Floor	5,344 SF
2nd Floor	2,142 SF
Total	10,786 SF

Site Dimensions:

99 FT x 115 FT (11,385 SF)

Zoning:

C-2 Commercial

Year Built:

1995

Tenant:

Canadian Imperial Bank of Commerce (CIBC)

Parking:

14 parking stalls (direct access to Fraser Street)

Lease Commence:

January 16th, 2017

Lease Term:

Ten (10) years Expires: January 31st, 2027

Option to Renew

8 Five-Year Options

NOI (2022)

\$310,761

CAP Rate

2.61 %

OPPORTUNITY

Well maintained, freestanding investment property located mid block on Fraser St between E 47th and 45th ave in Vancouver. Long term and hands off NNN lease agreement in place with AAA tenant, Canadian Imperial Bank of Commerce (CIBC). Strong underlying land value in a rapidly evolving neighborhood. Please inquire for additional details re: this stable, generational investment opportunity.

OFFERED AT: \$11,898,000



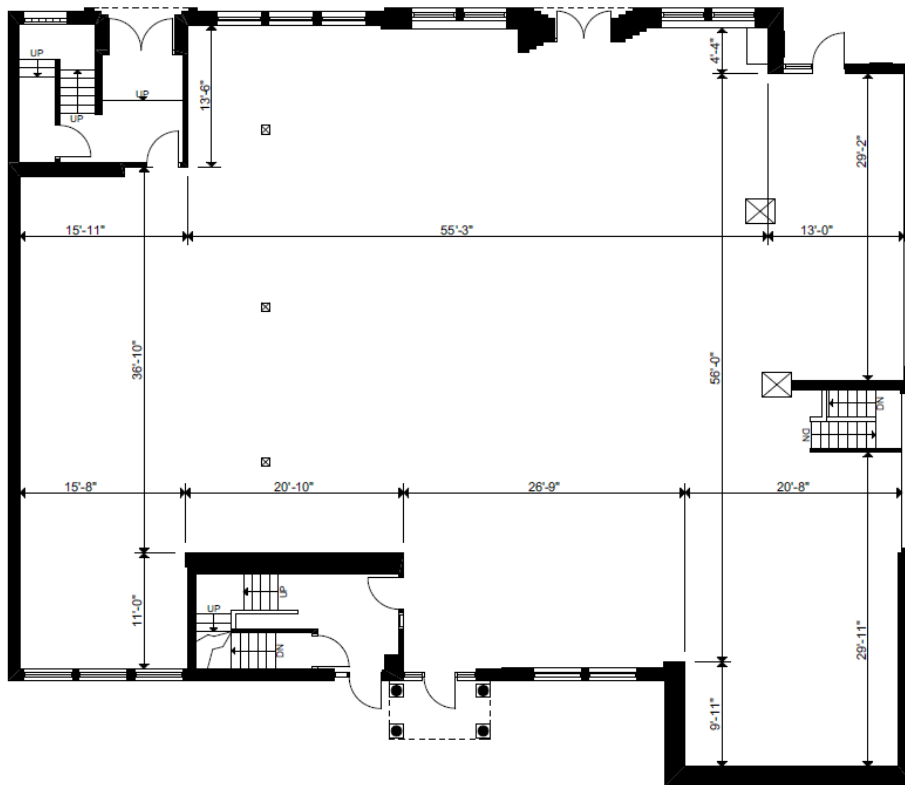
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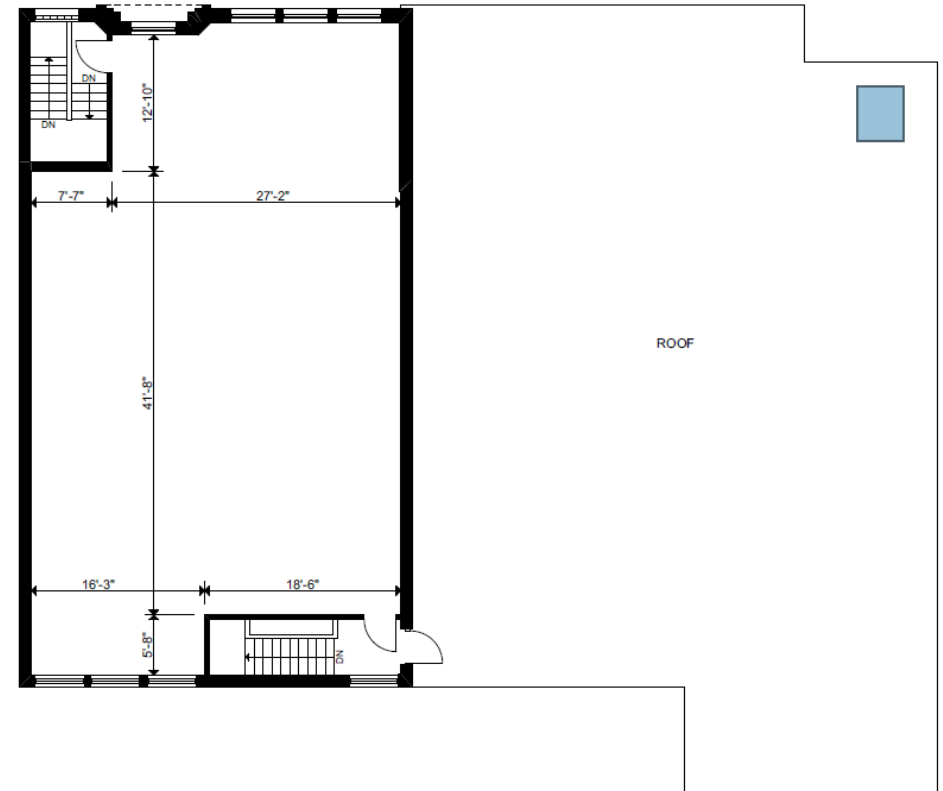
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FLOOR PLAN

GROUND FLOOR | 5,344 SF



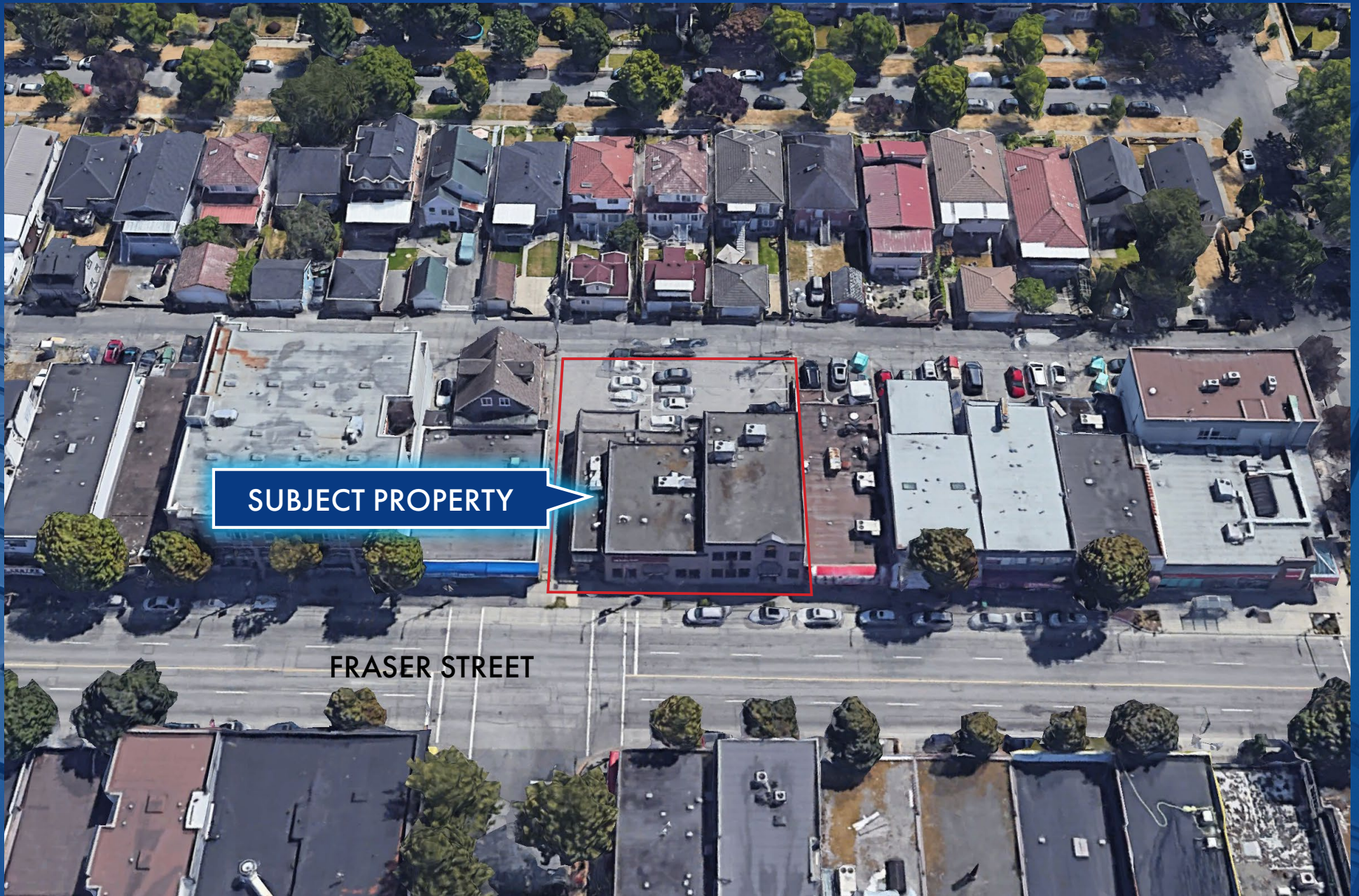
2ND FLOOR | 2,142 SF



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SUBJECT PROPERTY

FRASER STREET

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