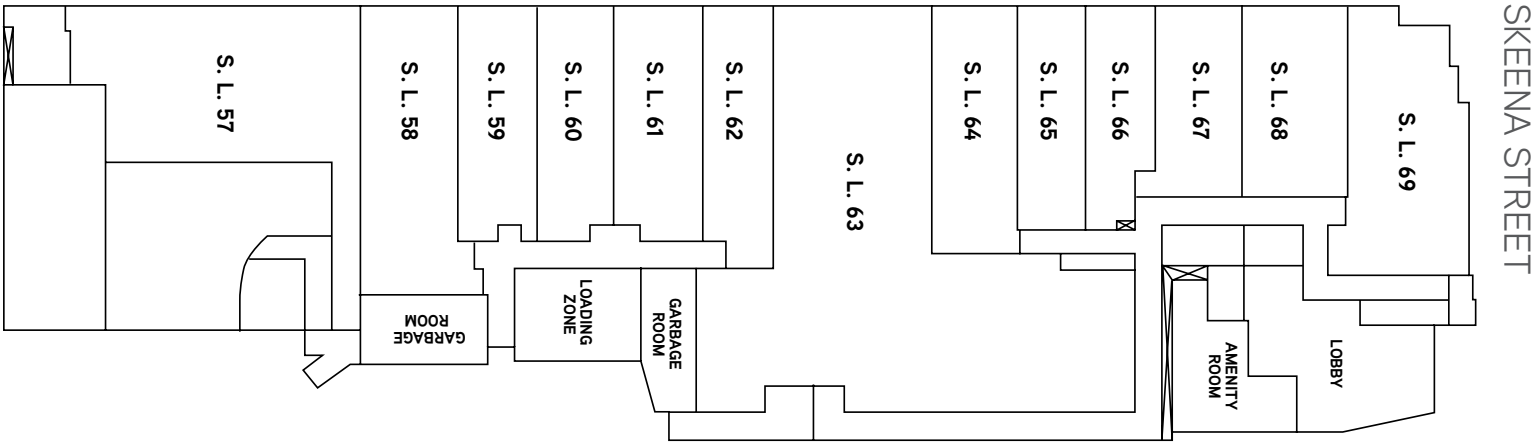


SITE PLAN

EAST HASTINGS STREET

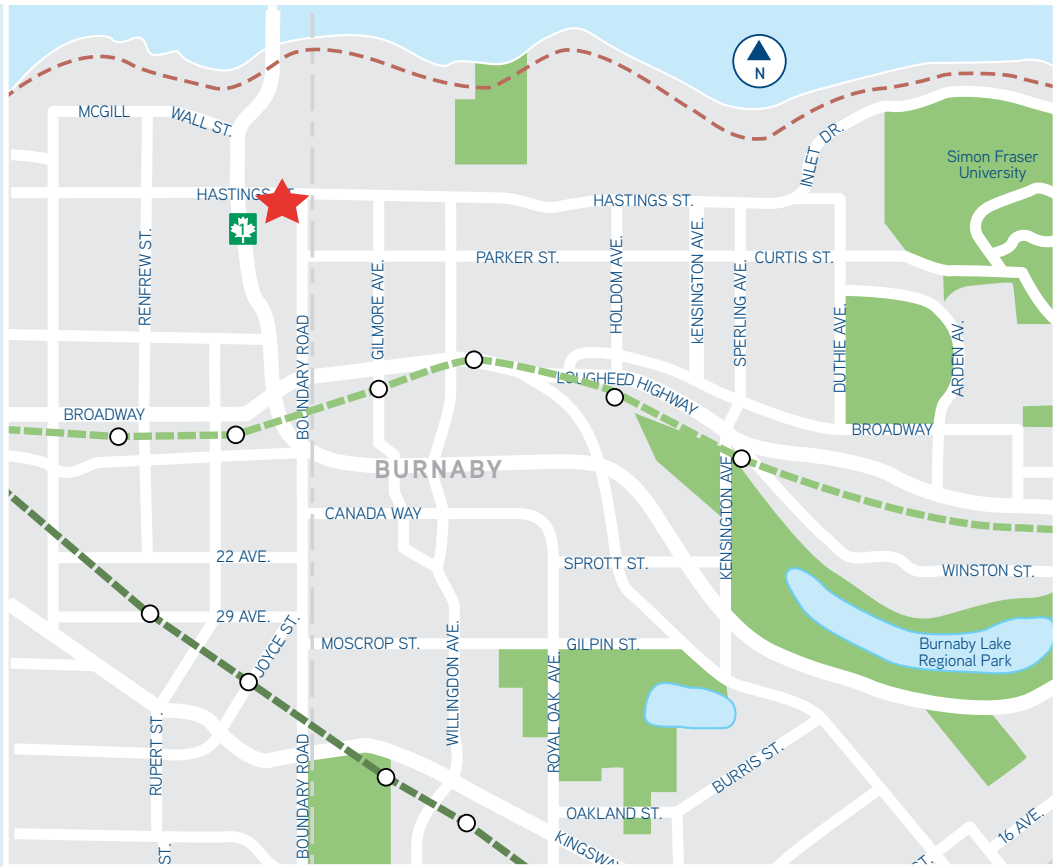


CONTACT US

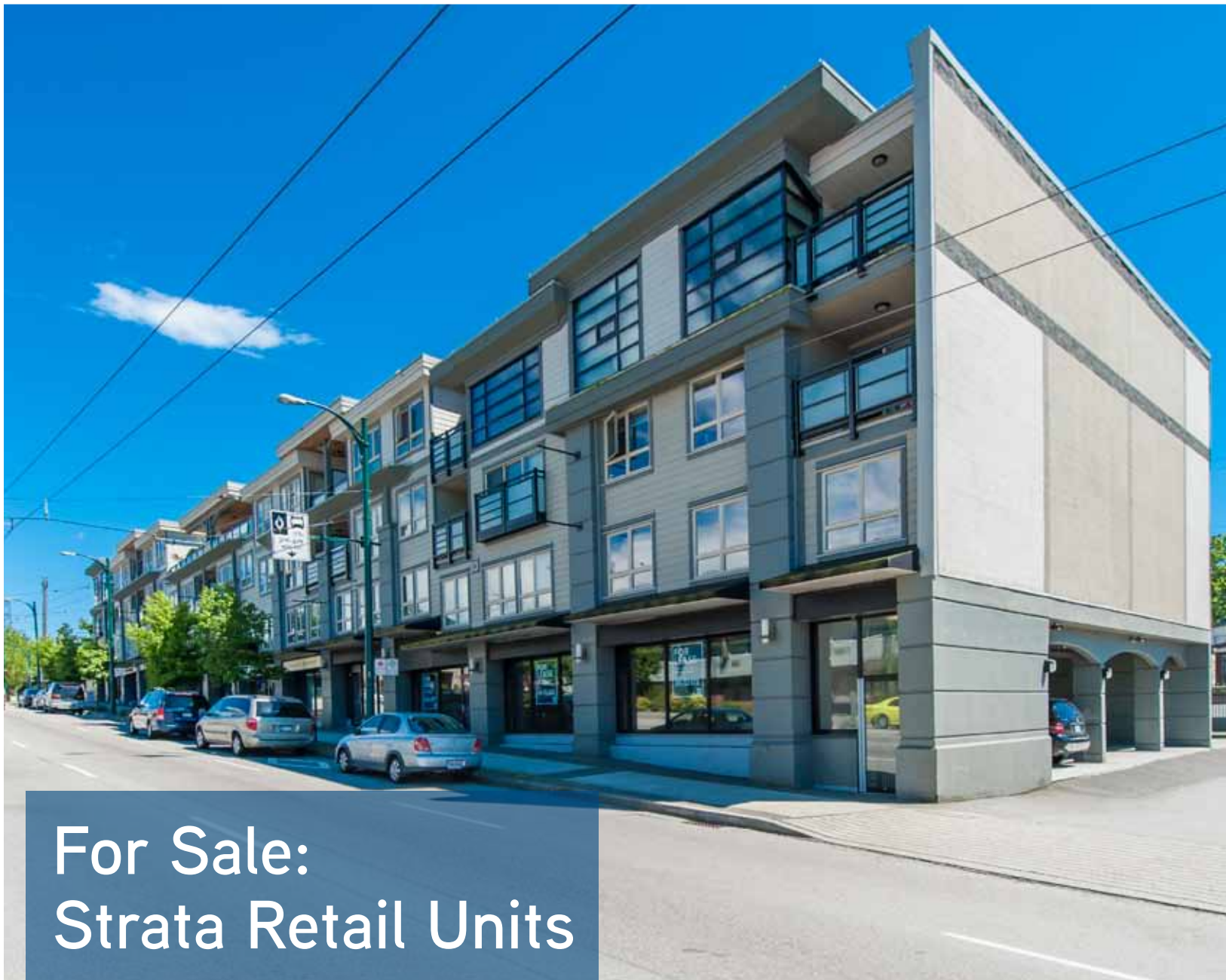
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For Sale:
Strata Retail Units

JASMINE
3450 - 3498 East Hastings Street
Vancouver, BC

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JASMINE INVESTMENT HIGHLIGHTS

- Premier opportunity for investors and/or owner/occupiers
- Excellent exposure and access on the Hastings Street corridor at Skeena Street
- Central location in Vancouver near Highway 1 and bordering Burnaby
- Newer strata retail product in an underserved market with a diverse mix of local, complementary tenants
- Jasmine is well designed with appropriately sized units
- Attractive façade and ample underground parking



AERIAL



Unit - Tenants	Unit #	Area Leased (SF)	Net Rent/ SF	Current Term	Term Expires	Ask Value/SF	Ask Price
3450 - Vacant	A-SL 57	1,445	\$19			\$375	\$541,875
3454 - Vacant	B-SL 58	910	\$19			\$375	\$341,250
3458 - Le Gateau Bake Shop	C-SL 59	552	\$20	5 Yrs	7/31/2017	\$420	\$231,840
3468 - Sing Guang (Canada) Inc.	D, E&F; SL60, 61 & 62	1,699	\$16	10 Yrs	2/28/2022	\$400	\$679,600
3470 - Vacant	G-SL 63	3,174	\$16			\$320	\$1,015,680
3474 - Cheveu Beauty	H-SL 64	656	\$24	5 Yrs	9/30/2014	\$420	\$275,520
3480 & 3484 - Instant Imprints	J-SL 65 & K-SL 66	921	\$22	5 Yrs	8/31/2015	\$420	\$386,820
3488 - Vacant	L-SL 67	507	\$20			\$420	\$212,940
3490 - Kristy Glass	M-SL 68	605	\$17	3 Yrs	6/30/2015	\$400	\$242,000
3498 - Active Body Nutrition Center	N-SL 69	946	\$17	3 Yrs	5/24/2015	\$400	\$378,400
Total/Average		11,415				\$377	\$4,305,000

CIVIC ADDRESS

3450-3498 East Hastings Street, Vancouver, BC

LEGAL DESCRIPTION

Strata Lot 57-69 Town of Hastings Suburban Lands Strata Plan BCS3087 Together with an interest in the common propety in proportion to the unit entitlement of the strata lot as shown on form V. PIDs: 027-714-586, 027-714-594, 027-714-608, 027-714-616, 027-714-641, 027-714-659, 027-714-667, 027-714-675, 027-714-683, 027-714-691, 027-714-705

LOCATION

The Property is located on the busy Hastings Street corridor in East Vancouver between the Trans-Canada Highway and Skeena Street. Jasmine is situated on the “going home side” of Hastings Street and eventually splits into Barnet Highway and Gaglardi Way, providing access to Burnaby, Coquitlam, and Port Moody.

BUILDING DESCRIPTION

Jasmine is comprised of 13 retail/ground floor strata units ranging in size from 431 SF to 3,174 SF totalling 11,415 SF. The building was constructed in 2008 and features a secured rear lane loading dock, a separate commercial garbage facility and 28 secure underground commercial parking stalls.

ZONING

The site is zoned C-2C1 (Commercial District).

TAX ASSESSMENT (2013)

Land	\$1,742,000
Improvements	<u>\$1,288,000</u>
Total	\$3,030,000

PROPERTY TAXES (2013)

\$26,181.73

