



777 Burrard St.
Units 23, 25, 34, 38, 46, 68

Suites have no parking but parking is available in the lane (City of Vancouver Residents permit) or monthly parking is also available at the Sutton Hotel or at the restaurant across street (Impark - \$150-\$200/mo). Suite #34 is vacant, The individual suites are managed by First Service, rents are; #23 - \$1044, #25-833, #38-\$1130, #46-\$910, #68-\$1220. Recent Building renos include; Lobby and hallways 3-4 years ago, roof approx. 15 years ago, new digital entry phone system that is expandable to a key fob system but current access is by the old fashioned key system. All suites are in original condition to when the building was converted 30 years ago. The units are heated by the Old Fashioned Hot Water Radiators, steam heat is provided by "Creative Energy" which is the old "Central Heat" facility that provides steam heat to over 100 downtown buildings. There is no oil tank on the property and the pipes are not wrapped in asbestos

Regarding Offers; The listings were signed by the executor of the estate who is a Lawyer in Seattle. The Lawyer cannot act as an executor to actual sign any offers or transfer documents. He has recommended that the Sellers daughter become an executrix. This process is in motion; we think we can get this done in a few weeks. So any offers that come in will be subject to the executrix having legal authority to sign any offers or transfer docs. The Offer also has to have a clause "Subject to Letters Probate" It may take 1-2 Months, this process also has begun.

Link to building web site;
<http://bccondos.net/777-burrard>

Video of a suite that recently sold by another company;
<https://youtu.be/hvlpz3RNGyk>

Here is the link to the 777 Burrard strata documents (Partial)
<http://www.6717000.com/strata/777burrard/>
User name: guest, Password: remaxvancouver