





**ACTIVE**  
**C8012996**  
**Board: V**  
Business

**450 W 8TH AVENUE**  
Vancouver West  
Mount Pleasant VW  
V5Y 1N9

**\$79,000** (LP)  
(SP)  
(LR sq. ft. p/a)



450 W. 8th Ave Vancouver, BC V5Y 1N9. "Unforgettable Pizza" - 20 years of success & profit at this 671 s/f location, this owner is selling for all of the right reasons. The books show it, the price is right and the time is now. Within one of the busiest areas of Vancouver with lots of corporate repeat clients like City Hall, VPD & VGH. This gem has its own pull-over short term parking right out front with commercial loading zone sign + 10 visitor parking stalls & owners stall. Great landlord with a reasonable new lease from Aug 1, 2017 - July 31, 2022 + 5 year option \$3443/mo (Base \$2572 (\$46/ft) + \$305 strata + \$566 taxes). Delivery service by Takeout Taxi, Door Dash, Lazy Meal & Daisy Delivery for \$5/order. Partial direct vent system for oven that can be expanded to a full vent. 2 part time employees, owner will stay on & train for 1 month - open 11am - 7pm daily, sales \$500/day++, net income of \$3,000/mo. Call today and find out why this pizza joint really is Unforgettable.

**P.I.D.:** 800-114-369  
**Property Type:** Business  
**Zoning/Land Use:** C3-A  
**Land Sz SF/Acres:** 700 / 0.00  
**Brochure:**

**Prop. Tax/Year:** /  
**Width / Depth:** /  
**Transaction Type:** For Sale  
**Sale Type:** Asset

**Virtual Tour:**

**Property Details**

**Seller's Interest:** Registered Owner  
**Interest In Land:** Leasehold  
**Environmental Assessment Phase:** None  
**Occupancy:** Tenant  
**Seller's Rights Reserved:** No  
**Amenities:**

**Site Services:**

**General Building Details**

**Subj. Space SqFt:** 700  
**Width / Depth:** /  
**Year Built:**  
**Complex Name:**  
**# of Buildings:**                      **# of Storeys:**  
**# of Loading Doors:**              **# of Grade Doors:**  
**Parking Spaces:**                   **# of Elevators:**  
**Roof:**  
**HVAC:**  
**Building Type:** Condo Strata Complex, High-Rise (5+ storeys)  
**Construction Type:**

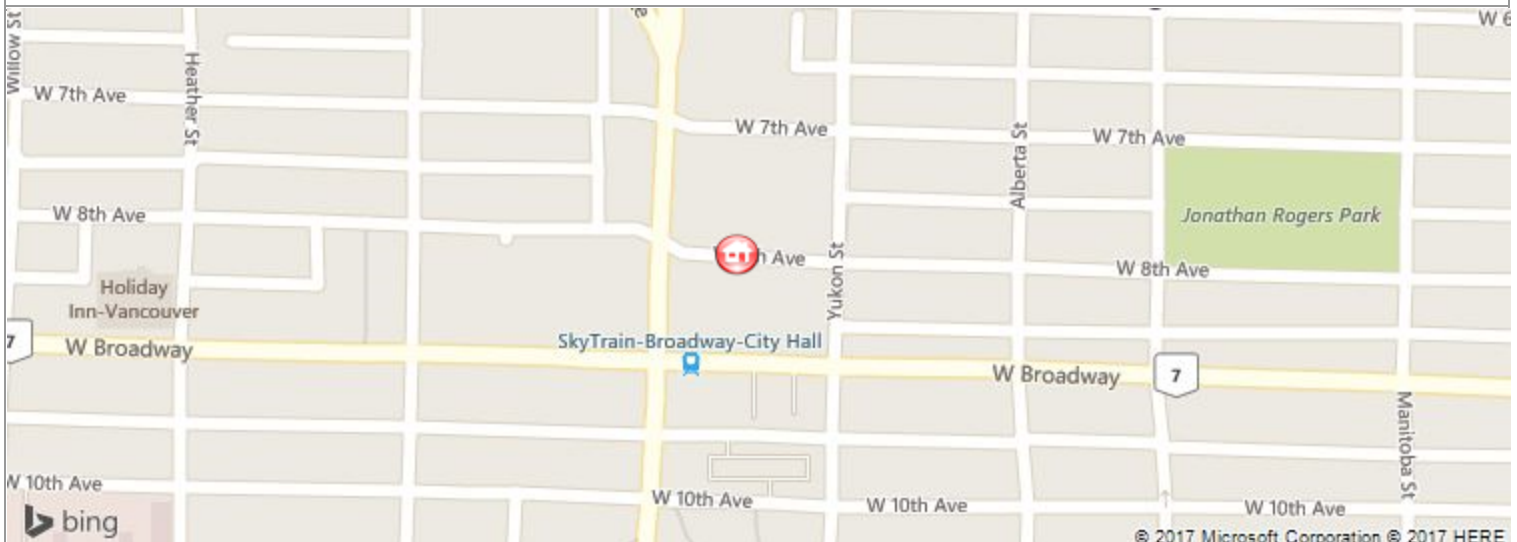
**Restrictions:**

**Office Area Sq Ft:**                      **Mezzanine Area Sq Ft:**  
**Retail Area Sq Ft:**                   **Other Area Sq Ft:**  
**Warehouse Area Sq Ft:**

**Lease Details**

**Leased Rate Sq. Foot:**                      **Lease Op Cost SqFt:**                      **Lease SubLease:**  
**Leased Size Sq. Foot:**                      **Additional Rent/SF:**                      **Tot. Spce Avail for Lse:**  
**Lease Type:**                                      **Lease Term (Months):**                      **Subj. Unit Cont. Spce:**  
**Lease Expiry Date:**

**Firm:** RE/MAX Crest Realty Westside



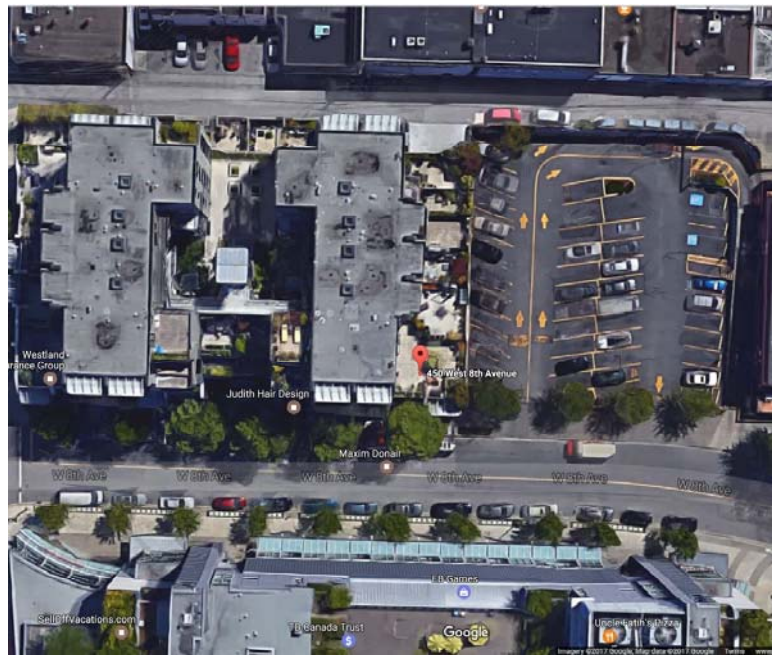














## Detailed Tax Report

### Property Information

<b>Prop Address</b>	450 W 8TH AV	<b>Jurisdiction</b>	CITY OF VANCOUVER
<b>Municipality</b>	CITY OF VANCOUVER	<b>Neighborhood</b>	MOUNT PLEASANT
<b>Area</b>	VANCOUVER WEST	<b>SubAreaCode</b>	VVWMP
<b>PropertyID</b>	024-518-085	<b>BoardCode</b>	V
<b>PostalCode</b>	V5Y 1N9		

### Property Tax Information

<b>TaxRoll Number</b>	013648170960001	<b>Gross Taxes</b>	\$6,425.69
<b>Tax Year</b>	2017	<b>Tax Amount Updated</b>	06/02/2017

#### More PIDS

024-518-085

### Legal Information

#### Legal Description

PL LMS3900 LT 1 DL 302 LD 36

#### Legal FreeFormDescription

UNDIV 614/59561 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
LMS3900	1		302	36				

### Land & Building Information

<b>Width</b>		<b>Depth</b>	
<b>Lot Size</b>		<b>Land Use</b>	
<b>Actual Use</b>	COMMERCIAL STRATA-LOT	<b>Zoning</b>	C-3A Commercial
<b>BCA Description</b>	STRATA GENERAL COMMERCIAL		
<b>WaterConn</b>			
<b>BCADate Update</b>	04/07/2017		

### Actual Totals

Land	Improvement	Actual Total
\$612,000.00	\$115,000.00	\$727,000.00

### Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$612,000.00	\$115,000.00	\$0.00	\$10,000.00	\$727,000.00

### School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$612,000.00	\$115,000.00	\$0.00	\$10,000.00	\$727,000.00

### Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
4/30/2004	\$162,000.00	BW177770	IMPRV SINGLE PROPERTY CASH TRANSACT
5/19/1999	\$0.00	BN125581	REJECT NOT SUITED SALE ANALYSIS



## Create Your Own Pizza (or add extra toppings)

Start with crispy gourmet crust			Add toppings		
10"	14"	18"	10"	14"	18"
\$10	\$13	\$16	\$1.50	\$2.00	\$2.99

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Zesty Tomato Sauce | <input type="checkbox"/> Roasted Zucchini   | <input type="checkbox"/> Roasted Garlic     |
| <input type="checkbox"/> Feta Cheese        | <input type="checkbox"/> Capicollo          | <input type="checkbox"/> Green Onions       |
| <input type="checkbox"/> Mozzarella Cheese  | <input type="checkbox"/> Ground Beef        | <input type="checkbox"/> Olives             |
| <input type="checkbox"/> Pineapple          | <input type="checkbox"/> Spicy Shrimp       | <input type="checkbox"/> Green Peppers      |
| <input type="checkbox"/> Roasted Chicken    | <input type="checkbox"/> Smoked Salmon      | <input type="checkbox"/> Red Pepper         |
| <input type="checkbox"/> Pepperoni          | <input type="checkbox"/> Anchovies          | <input type="checkbox"/> Hot Banana Peppers |
| <input type="checkbox"/> Salami             | <input type="checkbox"/> Fresh Tomatoes     | <input type="checkbox"/> Roasted Eggplant   |
| <input type="checkbox"/> Ham                | <input type="checkbox"/> Sun-Dried Tomatoes | <input type="checkbox"/> Mushrooms          |
| <input type="checkbox"/> Artichoke Hearts   | <input type="checkbox"/> Capers             |   |

## Beverages

Coke, Diet Coke, Coke Zero, C-Plus, Dr. Pepper, Gingerale, Nestea..	\$1.50
Coke, Diet Coke, Coke Zero, Gingerale (355ml Bottle).....	\$2.50
Water.....	\$1.50

## Unforgettable Wraps/Salads/Pastas

**Chicken Wrap or Spicy Beef Wrap**.....\$6.99

Roasted chicken breast or spicy beef with roasted green & red peppers, onions, mushrooms, fresh tomatoes, and ranch.

**Greek Veggie Wrap**.....\$6.99

Roasted green & red peppers, olives, green onions, fresh tomatoes and creamy ranch dressing.

**Greek Salad**..... Small \$5.99 Large \$8.99

**Chicken Greek Salad**..... Small \$7.9 Large \$10.99

**Calzone**..... \$8.99


**Meat or Veggie Lasagna**..... 12.99

**Garlic Bread**.....\$2.50      **Garlic Cheese bread**..... \$2.99


**Dipping Sauce** (Creamy Ranch, Zesty Marinara, Sweet Chili Thai)..... \$0.50

\*All prices do not include taxes

**Tell your friends about us. Become an UNFORGETTABLE Ambassador!**

 "Like" us on [www.facebook.com/unforgettablepizza](http://www.facebook.com/unforgettablepizza)

 "Tweet" about us on Twitter @unforgettablepz

 "Blog" about us on Yelp [unforgettablepizza](http://unforgettablepizza)

# UNFORGETTABLE



# PIZZA

*Home of the New York Style thin crust pizza*

**450 West 8<sup>th</sup> Avenue, Vancouver BC**

(off the Cambie Street Bridge, next to the Wendy's)

**604-739-7389**

[www.unforgettablepizza.ca](http://www.unforgettablepizza.ca)

## TAKE OUT/DINE IN/DELIVERY

**CATERING FOR ALL OCCASIONS**

*Hours of Operation:*

**Monday & Tuesday 11:00am – 8:00pm**


**Wednesday – Friday 11:00am – 9:00pm**

**Saturday 11:00am – 9:00pm**

**Sunday 11:00am – 7:00pm**



*Serving unique and memorable culinary experiences since 1992!*

 This menu is recyclable



<i>All pizzas start with our own crispy crust, homemade unforgettable sauce and the best mozzarella!</i>	<b>SMALL 10"</b>	<b>LARGE 14"</b>	<b>X-LARGE 18"</b>
1. <b>Chicken Overboard:</b> Pepperoni, spicy shrimp, roasted chicken, green peppers & green onions.....	\$12.99	\$19.99	\$27.99
2. <b>Veggie Might:</b> Olives, mushrooms, fresh tomatoes, green peppers & green onions.....	\$12.99	\$16.99	\$26.99
3. <b>Sun-Soaked Chick:</b> Roasted chicken, roasted garlic, mushrooms, sun-dried tomatoes, basil.....	\$12.99	\$18.99	\$26.99
4. <b>Hawaiian:</b> Ham & pineapple.....	\$12.99	\$16.99	\$26.99
5. <b>Hot Around The Collar:</b> Spicy ham, capicollo, roasted garlic, banana peppers, fresh tomatoes & basil.....	\$12.99	\$19.99	\$27.99
6. <b>Tsunami:</b> Smoked salmon, spicy shrimp, artichoke hearts, green onions & dill.....	\$12.99	\$19.99	\$27.99
7. <b>Primo Pesto:</b> Spicy shrimp, pesto sauce, artichoke hearts & sun-dried tomatoes.....	\$12.99	\$18.99	\$26.99
8. <b>Veggie Roast:</b> eggplant, artichoke hearts, garlic, feta cheese, sun-dried tomatoes & green onions.....	\$12.99	\$18.99	\$26.99
9. <b>The Salmon Run:</b> Smoked salmon, capers & green onions.....	\$12.99	\$19.99	\$27.99
10. <b>Memories Of Maui:</b> Ham, pineapple, green peppers, red peppers, & green onions.....	\$12.99	\$17.99	\$26.99
11. <b>Simple Pleasure:</b> Roasted garlic, artichoke hearts, fresh tomatoes, feta cheese & green onions.....	\$12.99	\$17.99	\$26.99
12. <b>Luv Luv:</b> Roasted chicken, pesto sauce, sun-dried tomatoes, & roasted eggplant.....	\$12.99	\$18.99	\$26.99
13. <b>Dee-Lish:</b> Pepperoni, mushrooms, fresh tomatoes & roasted garlic.....	\$12.99	\$17.99	\$26.99
14. <b>On The Docks:</b> Smoked salmon, anchovies, fresh tomatoes, basil, roasted garlic & oregano.....	\$12.99	\$19.99	\$27.99
15. <b>Celebration:</b> Pepperoni, green peppers, mushrooms & green onions.....	\$12.99	\$17.99	\$26.99
16. <b>Ham It Up:</b> Ham, salami, pepperoni & roasted garlic.....	\$12.99	\$19.99	\$27.99
17. <b>Purple Haze:</b> Roasted eggplant, feta cheese, fresh tomatoes, roasted garlic, green & red peppers.....	\$12.99	\$18.99	\$26.99
18. <b>Vampire Hunter:</b> Roasted garlic, salami, pepperoni, mushrooms & feta cheese.....	\$12.99	\$18.99	\$26.99
19. <b>The Hearty Chicken:</b> Roasted chicken, artichoke hearts, green onions, sun-dried tomatoes & roasted garlic.....	\$12.99	\$19.99	\$27.99
20. <b>Ham 'N' Egg:</b> Ham, roasted chicken, roasted eggplant & roasted garlic.....	\$12.99	\$18.99	\$26.99
21. <b>The Great Greek:</b> Feta cheese, olives, fresh tomatoes, roasted garlic, oregano & green onions.....	\$11.99	\$17.99	\$26.99
22. <b>It's "MOO" Velous:</b> Spicy ground beef, fresh tomatoes, green & red peppers, green onions & basil.....	\$12.99	\$18.99	\$26.99
23. <b>Gaia's Garden:</b> Roasted zucchini, eggplant, artichoke hearts, sun-dried tomatoes, feta cheese & roasted garlic....	\$12.99	\$19.99	\$27.99
24. <b>Presto! Pesto!:</b> Pesto, roasted zucchini, sweet red peppers, fresh tomatoes, feta cheese, mushrooms & basil.....	\$12.99	\$19.99	\$27.99

*Minimum Delivery order is \$20. All prices subject to change without notice. \$2 delivery charge applied outside of delivery zone.*





Promoting wellness. Ensuring care.

Vancouver Coastal Health Authority

# PERMIT TO OPERATE

## Food Service Establishment With 50 Seats or Less

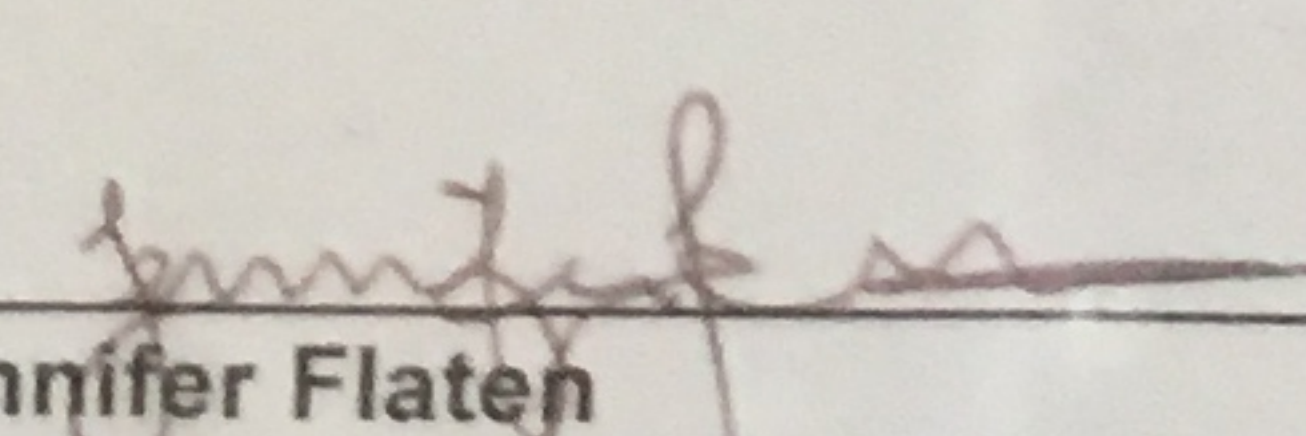
Facility Number: 32856  
 Name of Facility: Unforgettable Pizza & Pasta Ltd  
 Address: 450 8 W  
 Vancouver, BC V5Y 1N9  
 Owner: Unforgettable Pizza & Pasta Inc.

**Conditions:**

- FoodSafe & Food Safety Plan to be provided within 90 days
- Restricted Cooking - no grease laden vapours can be generated
- Single Service Utensils Only
- Seating restricted to 16 or less

August 28, 2007

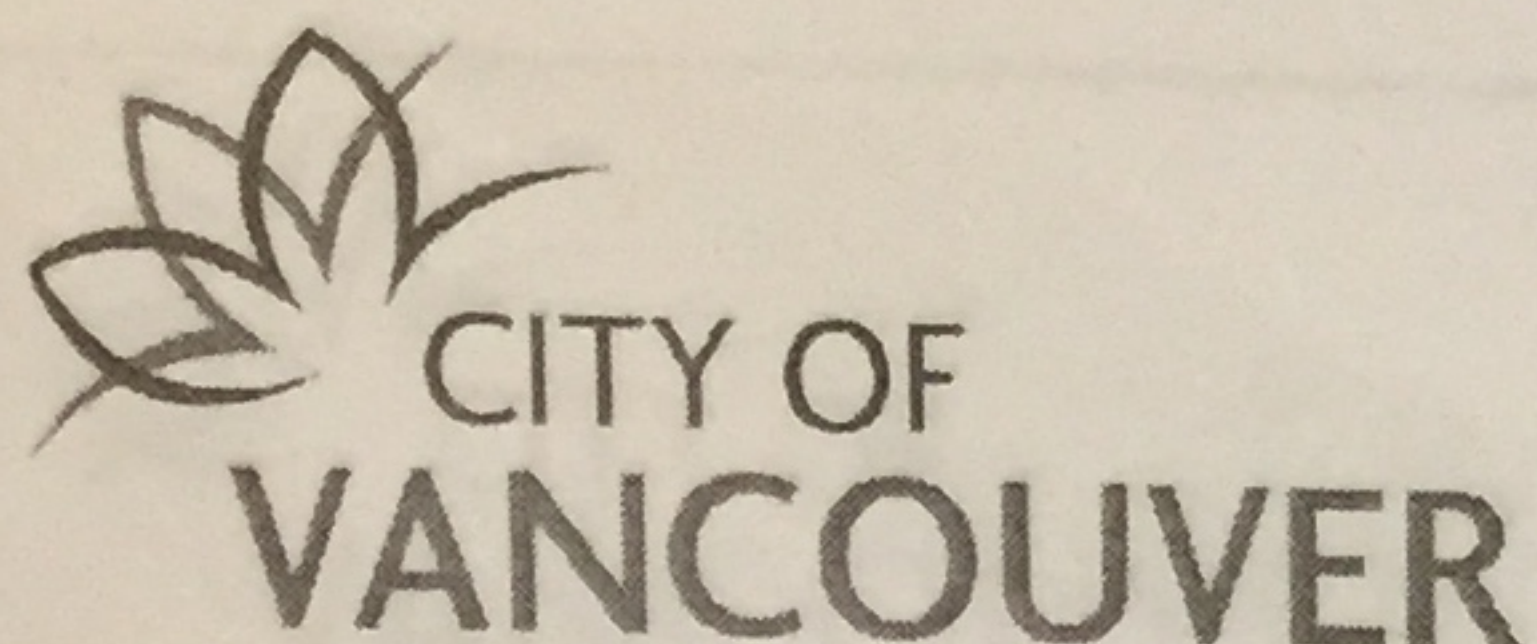
Effective Date

  
 Jennifer Flaten  
 Environmental Health Officer



This permit must be displayed in a conspicuous place and is non-transferable.





**LICENCE OFFICE**

515 West 10th Avenue  
Vancouver, BC Canada V5Z 4A8  
Within Vancouver, phone: 3-1-1  
Outside Vancouver, phone: 604-873-7000

Unforgettable Pizza 'n' Pasta  
Unforgettable Pizza Inc  
450 W 8TH AV  
Vancouver, BC CAN V5Y 1N9

**2017**

Licence # 17-124208

**BUSINESS LICENCE**

Issued March 08, 2017  
Expires December 31, 2017

**Licence Holder:**

Unforgettable Pizza Inc

**Business Trade Name:**

Unforgettable Pizza 'n' Pasta

Located At: 450 W 8TH AV

**Business Type: LT - Ltd Service Food Establishment**

BL Late Payment Fee	\$50.00
BL Renewal Fee	\$503.00
<b>Total Fee Paid</b>	<b>\$553.00</b>

The maximum number of seats permitted both inside and out is 16.  
Liquor service is not permitted.  
( All outdoor seating would require a separate permit. )

All components of any sound amplification equipment used for musical reproduction shall be contained within the building.

Patio area must comply with applicable provisions of the Health By-law.  
Smoking in and around the patio area is not permitted.

The above named is hereby licensed to carry on the business, trade, profession or other occupation stated herein. In issuing this licence the City does not represent or warrant compliance with other City of Vancouver by-laws. The licensee is responsible for ensuring compliance with all relevant by-laws of the City and additional approvals may be required provincially or federally. If this licence has been issued in conjunction with a time-limited Development Permit, this licence will not be valid if the Development Permit has expired and has not been extended. This licence must be posted upon the licensed premise and is valid at this address only.





# STATEMENT *of* COMPLETION

*This is to certify that*

**RODERICK RAM**

*has successfully completed the*

----- Basic -----

**SANITATION PROGRAM FOR FOOD HANDLERS**

*for the FOODSAFE Regional Council of  
Fraser Health Authority - FS*

This 21st day of November, 2007



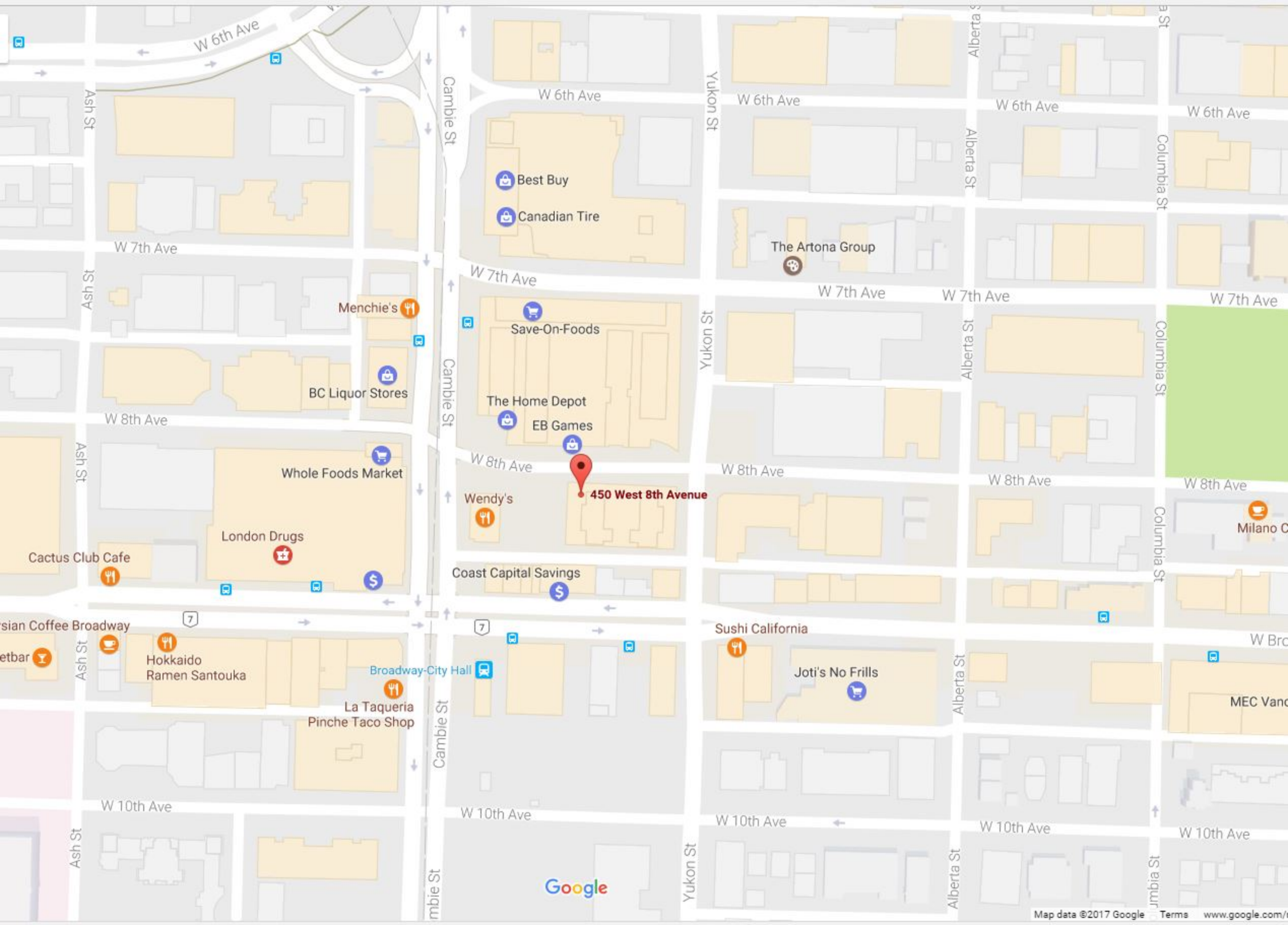
BC Center for Disease Control

*This is to certify that  
RODERICK RAM  
has successfully completed the  
BASIC*

**SANITATION PROGRAM  
FOR FOOD HANDLERS**

*for the FOODSAFE Regional Council  
Fraser Health Authority - FS*





450 West 8th Avenue

Google