



C8034941

ACTIVE

Office

Commercial

101 1068 W BROADWAY STREET

Vancouver West

Fairview VW

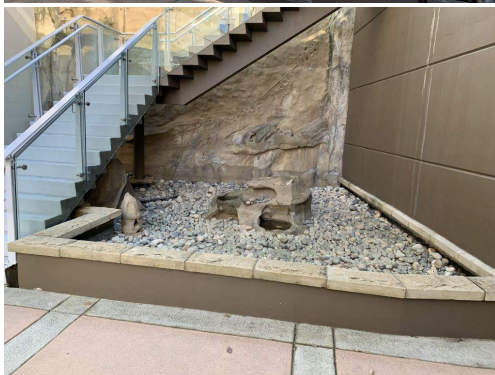
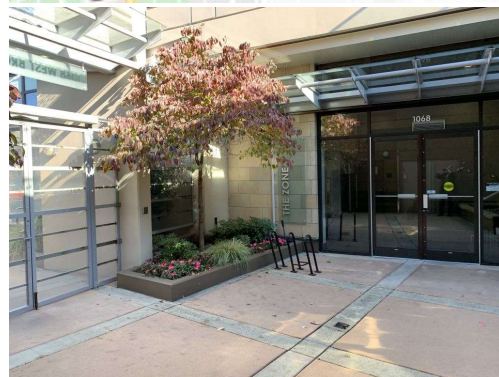
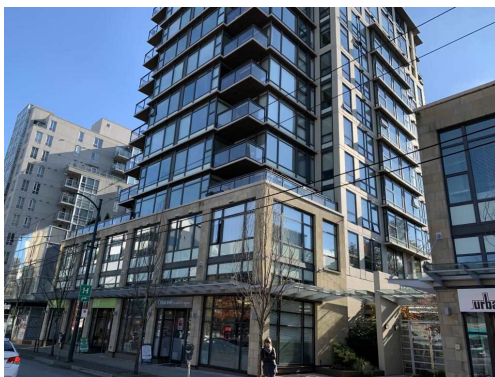
The Zone

\$150,000 (LP)

(SP)

(L\$/SF

(S\$/SF



Transaction Type For Sale
Lease Type
Minor Business Type
Zoning/Land Use C-3A COMMERCIAL
Subject Space SqFt 0
Subject Space Depth

Zone British Columbia
 Default Zone
Lease Term (in Months)
Sale Type Asset
Office Area Sq Ft 277
Mezzanine Area Sq Ft
Retail Area Sq Ft
Other Area Sq Ft
Total space avail for Lse

Zoning/Land Use Code
Sellers Interest Registered Owner
Interest In Land Strata
Amenities Storage, Other

101 – 1068 W Broadway, V6H 0A7, Broadway and Spruce Rarely available 277 SF Office strata with extra Large parking stall #4, two storage lockers - storage locker #1 (LCP) and a 370 SF storage locker#1 (common property-leased at \$900/year on a year to year basis) "THE ZONE" is a 15-storey concrete Highrise Mixed Use Development with 4 prime retail units, 1 Office strata and 88 residential suites on the booming, high traffic Broadway Corridor that is steps away from the Broadway and Oak Millennium Skytrain Station . Facilities are on the 2nd floor with a party room, huge patio and gym. The office washroom is also in this floor.

RE/MAX Crest Realty

10/28/2020 09:00 AM

The above information is from sources believed reliable but should not be relied upon without verification. The publisher assumes no responsibility for its accuracy. "PREC* indicates Personal Real Estate Corporation"

Detailed Tax Report

Property Information

Prop Address	1068 W BROADWAY UNIT# 101	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	FAIRVIEW
Area	VANCOUVER WEST	SubAreaCode	VVWFA
PropertyID	027-860-043	BoardCode	V
PostalCode	V6H 0A7		

Property Tax Information

TaxRoll Number	007650149380001	Gross Taxes	\$339.24
Tax Year	2020	Tax Amount Updated	06/16/2020

More PIDS

027-860-043

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
BCS3380	1		526	36				

Legal FullDescription

STRATA LOT 1, PLAN BCS3380, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Land & Building Information

Width		Depth	
Lot Size		Land Use	
Actual Use	COMMERCIAL STRATA-LOT	Zoning	C-3A COMMERCIAL
BCA Description	STRATA GENERAL COMMERCIAL		
WaterConn			
BCADate Update	04/09/2020		

Actual Totals

Land	Improvement	Actual Total
\$5,400.00	\$55,000.00	\$60,400.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$5,400.00	\$55,000.00	\$0.00	\$10,000.00	\$50,400.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$5,400.00	\$55,000.00	\$0.00	\$10,000.00	\$50,400.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
2/5/2018	\$50,000.00	CA6611808	IMPROVED SINGLE PROPERTY TRANSACTION
1/25/2018	\$50,000.00	CA6611808	IMPROVED SINGLE PROPERTY TRANSACTION
6/22/2009	\$31,625.00	CA1155081	REJECT - NOT SUITABLE FOR SALES ANALYSIS
3/30/2009	\$0.00	BB929437	REJECT - NOT SUITABLE FOR SALES ANALYSIS

GROUND FLOOR



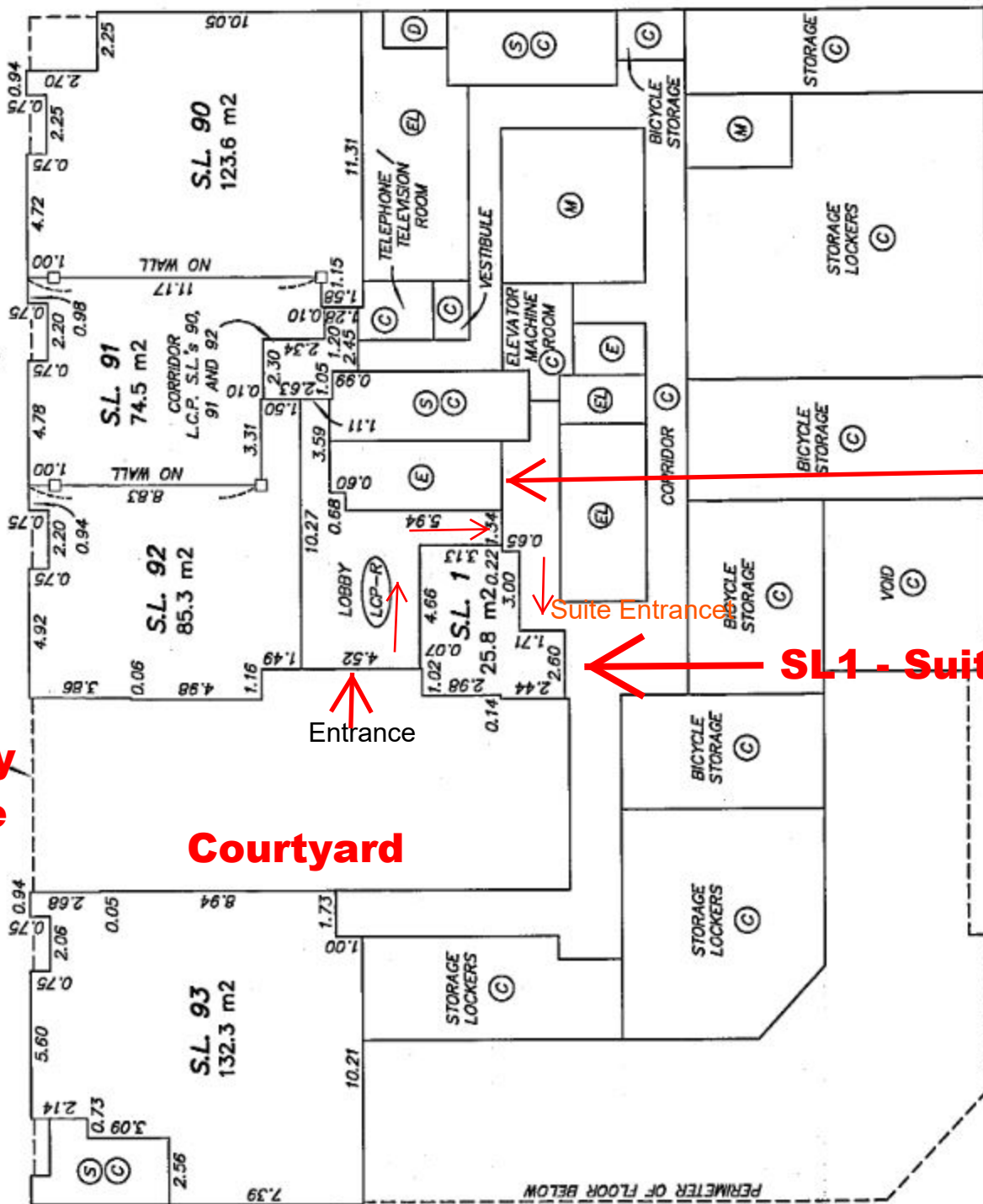
SCALE 1:200 DISTANCES ARE IN METRES



**Broadway
Entrance**

SECTION

PERIMETER OF FLOOR BELOW



Entrance

Courtyard

Suite Entrance

SL1 - Suite \$101

Elevators

SECTION

Handwritten signature or initials.

