

For Sale

Investment Opportunity

Leased Strata Titled Units

1530 56th Street, Tsawwassen Place, Delta, BC



Lee G. Hester*
Senior Vice President
Office +1 604 998 6038
Cell +1 604 671 9679
lee.hester@am.jll.com

Jonathan Jassebi
Sales Associate
Office +1 604 998 6141
Cell +1 778 883 8667
jonathan.jassebi@am.jll.com

Salient Details

Building area:	Total: 15,256 sf (100%) Offered: 9,209 sf (60.36%)
Class:	B
Number of Floors:	3
Rental Rate Range:	\$17.50 to \$22.00 gross
Number of Tenants/Units:	7
Additional Details:	<ul style="list-style-type: none"> • One high speed elevator • Fiber optic available • HVAC throughout • 24 hour secure card access • High ceilings with large windows • Efficient floor plans • Secure underground parking • Public transit nearby • Additional Rogers Cell tower income

Location

Subject property is located on the east side of 56th Street in the heart of Tsawwassen. Nearby amenities include Tsawwassen Shopping Centre, Beach Grove Golf Course, Tsawwassen Springs Golf Course, Boundary Bay Park and Beach, all within walking distance.

Opportunity

A rare opportunity to acquire 60.36% (9,209 sf) of a commercial office building by way of purchasing two strata titled units equalling the top 2nd and 3rd floors.

Legal Description

2nd Floor - Lot 4, Plan NWS3164, LD 36, PID 018-702-112
3rd Floor - Lot 5, Plan NWS3164, LD 36, PID 018-702-121

Zoning

CD144 Comprehensive Development

Taxes (2016)

\$29,201

Asking Price

\$3,225,000

Floor 2

Unit	Sq. Ft.	Tenant	Rental Per annum	Sq. Ft. Rate Monthly	Sq. Ft. Rate	Parking Lease	Comments
200	563	Vacant	\$0.00	\$0.00	\$0.00	2	
202	840	Stroh Health Care	\$16,405.20	\$1,367.10	\$19.53	2	Expires Oct. 2021 - Five year Option to Renew
203	550	Canada Claims Corp.	\$11,400.00	\$950.00	\$20.73	2	Expires April 2017 - Five year Option to Renew
204	1,035	Unitech Construction	\$18,112.50	\$1,509.37	\$17.50	3-4 Rear	Expires Oct. 2021 - Five year Option to Renew
212	<u>1,471</u>	Unitech Construction	\$25,742.50	\$2,145.20	\$17.50	3-4 Rear	Expires Oct. 2021 - Five year Option to Renew
	4,459						

Floor 3

Unit	Sq. Ft.	Tenant	Rental Per annum	Sq. Ft. Rate Monthly	Sq. Ft. Rate	Parking Lease	Comments
300	3,500	Stroh Health Care	\$68,355.00	\$5,696.25	\$19.53	6	Expires Sept. 2021 - Five year Option to Renew
320	<u>1,250</u>	Stroh Health Care	\$24,412.50	\$2,034.38	\$19.53	3	Expires Sept. 2021 - Five year Option to Renew
	4,750						

Totals	9,209		\$164,427.70	\$13,702.30	\$19.20	12-14
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Other Income	Rogers Tower Annual \$8,400 @ 60.36%	\$5,070.00
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Gross Income	\$169,497.70
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JLL
14th Floor, 355 Burrard Street
Vancouver, BC V6C 2G6
Tel: +1 604 998 6001
Fax: +1 604 998 6018
www.jll.ca

