

# Fully Leased High Exposure Retail/Office Strata Unit

4103 FRASER STREET, VANCOUVER, BC

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# 4103 FRASER STREET | VANCOUVER, BC

# The Opportunity

Located in the heart of Vancouver, this exceptional strata property at 4103 Fraser Street offers a prime investment opportunity. The main floor is currently leased to the *Family Services of Greater Vancouver* until June 30, 2026, providing a reliable income stream. With no further renewal options, this property presents diverse investment strategies, including occupancy or revenue enhancement. The main floor is improved as an office with several exterior private offices, meeting rooms, private washrooms, and a kitchen. In addition to its convenient location, this property offers secured parking for convenience and peace of mind. Furthermore, it includes a generous 3,686 square-foot secured storage unit with dock loading, currently leased to a local tenant, providing an additional source of income.

## **Tenancies**

**SL 44:** Leased to *Family Services of Greater Vancouver* until June 30, 2026 with no option to renew.

**SL 46:** Leased to a local plumbing company until November 30, 2024.

Contact listing agents for Net Operating Income.

# Floor Plan

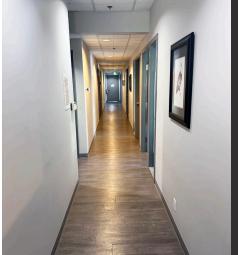












# **Salient Details**

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Civic Address:	4103 Fraser Street Vancouver, BC V5V 4E9	
PID:	019-161-379 019-161-395	
Total Floor Area (as per BC Assessment):	SL 44 SL 46 Total *storage	5,144 SF 3,686 SF* <b>8,830 SF</b> with loading
Property Taxes (2023):	SL 44 SL 46 <b>Total</b>	\$35,681.50 \$6,019.79 <b>\$41,701.29</b>
Monthly Strata Fees:	SL 44 SL 46 Total	\$2,092.95 \$1,499.53 <b>\$3,592.48</b>
Total Assessed Value (2023):	SL 44 SL 46 Total	\$4,436,000 \$767,000 <b>\$5,203,000</b>
Zoning:	C-2, allowing a variety of retail, office, and service uses.	
Year Built:	1995	
Parking:	4 assigned stalls in gated parkade	
New Price:	\$3,850,000	

# **NAIAPARTMENTS.CA**





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