

NAI APARTMENTS

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**PRICE
REDUCED**



FOR SALE

Fully Leased High Exposure Retail/Office Strata Unit

4103 FRASER STREET, VANCOUVER, BC

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*Personal Real Estate Corporation



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

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	5,144 SF
SL 46	3,686 SF*
Total	8,830 SF

*storage with loading

Property Taxes (2023):

SL 44	\$35,681.50
SL 46	\$6,019.79
Total	\$41,701.29

Monthly Strata Fees:

SL 44	\$2,092.95
SL 46	\$1,499.53
Total	\$3,592.48

Total Assessed Value (2023):

SL 44	\$4,436,000
SL 46	\$767,000
Total	\$5,203,000

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

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