

ACTIVE
C8045681

Listing Date: 7/22/2022
Expiry Date: 9/23/2022
DOM: 22 Board: V
Orig. Price: \$625,000 Prev. Price: \$0

104 2433 BELLEVUE AVENUE

Dundarave
West Vancouver
V7V 1E1

For Sale

Office

Office

For Sale Price: **\$625,000**
Leased/Sold Date:
Leased/Sold Price: /



Zoning: **MFD** Gross Prop Tax: **\$1,288.96** Tax Yr: **2021** Sale Type: **Asset**
P.I.D.#: **005-691-095** Building/Complex Name: **Bellevue Sunset**

Bellevue Sunset. Incredible location in Dundarave Village. Office complete with full bathroom, wet bar, storage and commercial parking underground. Elevator access and exterior entrance. Located in popular West Vancouver business, restaurant and shopping area.

MEASUREMENTS:

Subj. Space Sq.Ft:	586	Space Avail for Lse:
Subj. Space Width		Whse/Indust.Sq.Ft:
Subj. Space Depth:		Office Area Sq. Ft:
Land Size Sq.Ft:	0.00	Retail Area Sq. Ft:
Land Size Acres:	0.00	Mezzanine Sq. Ft:
Acres Freehold:		Other Area Sq. Ft:
Acres Leasehold:		Main Resid. Sq.Ft:
Subj Prop Width ft.:		Min. Divisible Space:
Subj Prop Depth ft.:		Max. Contig. Space:

LEASE DETAILS:

Lease Type:
Lease Expiry Date:
Lse Term/Months:
Is a Sub-lease?:
Strata Fees/Month: **\$372.33**

Seller's Int.: **Registered Owner**
Int. In Land: **Strata**
First Nat.Res:
Occupancy: **Owner**

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:
Est. Additional Rent / SF:
Basic Rent per Month:
Est. Add. Rent per Month:
Basic Rent per Annum:

Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

# of Buildings:	1	# of Docks
# of Storeys:	3	# of Grade Doors:
# of Elevators:	1	# of Loading Doors:
# Parking Spaces:	1	Clear Ceiling Ht (ft):
Year Built:	1986	Class of Space:
Building Type: Condo Strata Complex, Mixed Use, Commercial Mix		
Potential to Redevelop?		Comments:
Environ. Assess.Done?	Not Applicable	Comments:

MULTI-FAMILY DETAILS:

of Bachelor Apts:
of Studio Apts:
of 1 Bdrm Apts:
of 2 Bdrm Apts:
of 3 Bdrm Apts:
of 4+ Bdrm Apts:
of Penthouse Apts:
Total # of Apts
of Other Units:
Total # of Units:
APOD Cap Rate

BUS/BWP & AGR DETAILS:

Major Business Type:

Minor Business Type:

Business Name (d.b.a.):

Bus. Oper. Since (yr):
Confidentiality Reqd:
Major Use Description:

LEGAL: STRATA LOT 6, PLAN VAS1793, DISTRICT LOT 555, 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 1 OR V, AS APPROPRIATE

REALTOR REMARKS:

DESIGNATED AGENT(S):

- Tom Hassan - CONTC: 604-809-9777**
Royal LePage Sussex - Tom Hassan - OFC: 604-925-2911
tomhassan@gmail.com
-
-

APPOINTMENT INFORMATION:

Contact Listing REALTOR®
Tom Hassan
604-809-9777
Virtual Tour:
Brochure:

Commission: **1.15%**

Seller/Landlord: **Executrix of the Will of Dorothy Julia Dougherty & Executor of the Estate of Ernest Dougherty**

Sell Firms: 1. 2. 3.
Buyer Agents: 1. 2. 3.