

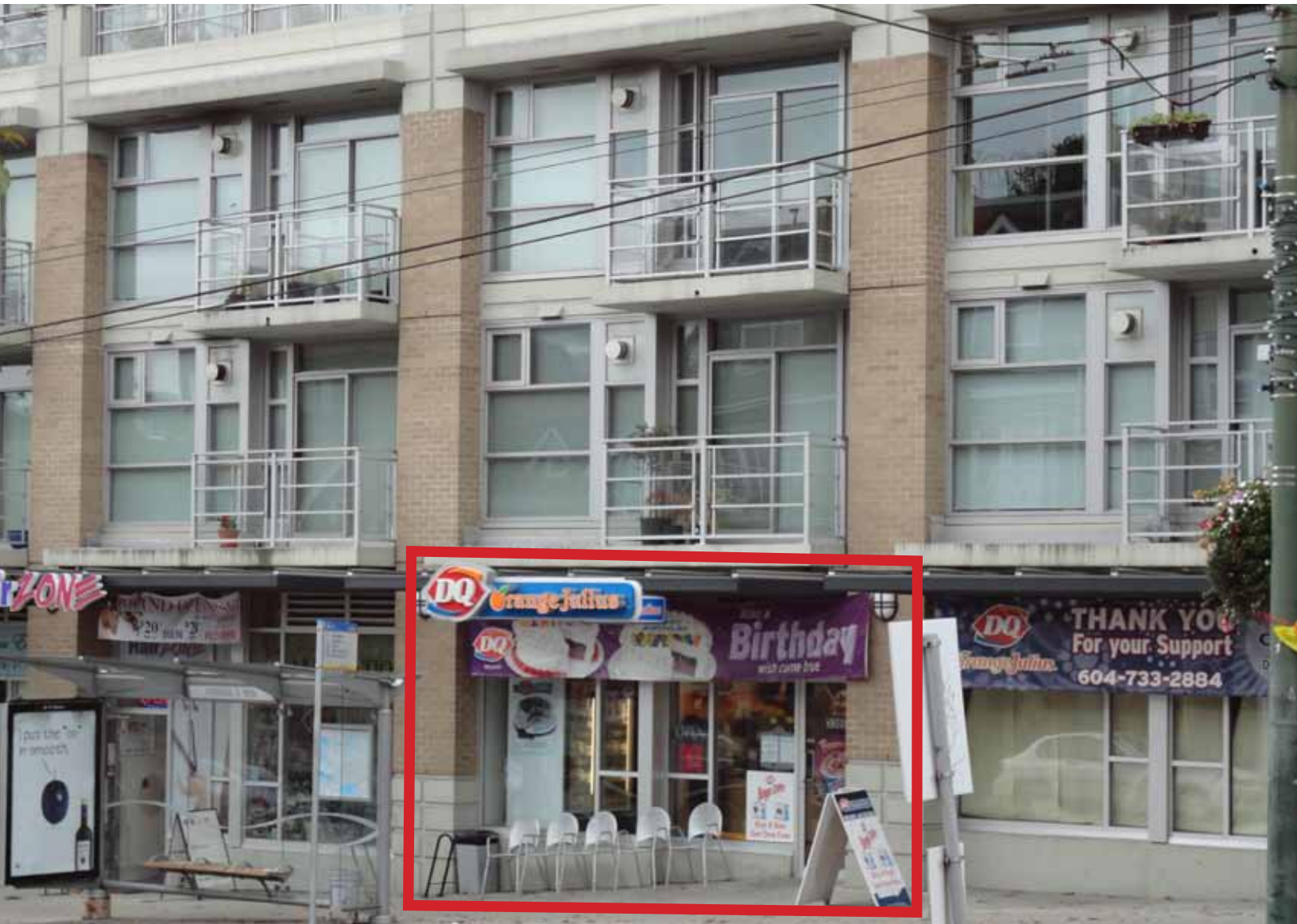
**HQ**

Real Estate  
Services

**FOR  
SALE**

**Prime Retail Strata Unit**

3398 Dunbar Street | Vancouver | BC



***"AAA" Tenant***

Exclusively Represented by:

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HQ REAL ESTATE SERVICES INC.

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# Prime Retail Strata Unit Tenanted by Dairy Queen

3398 Dunbar Street | Vancouver | BC

## Location

The property is ideally located in the affluent Dunbar neighbourhood between West 17th Avenue and West 18th Avenue. This highly sought after neighbourhood is made up of high income, single-family homes and mixed use developments.

## Building

The strata unit is located in four storey mixed use building that consist retail and residential units.

## Legal Description

Strata Lot 2, District Lot 139, Group 1, New Westminster District, Strata Plan BCS2414, Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V.

## PID

027-115-143

## Approximate Size

695 square feet

## Term Remaining

6 years remaining on the lease.

## Property Taxes

\$6,510.15 (2011)

## Parking

Underground parking stalls.

## Zoning

C-2 Commercial for a wide range of goods and services.

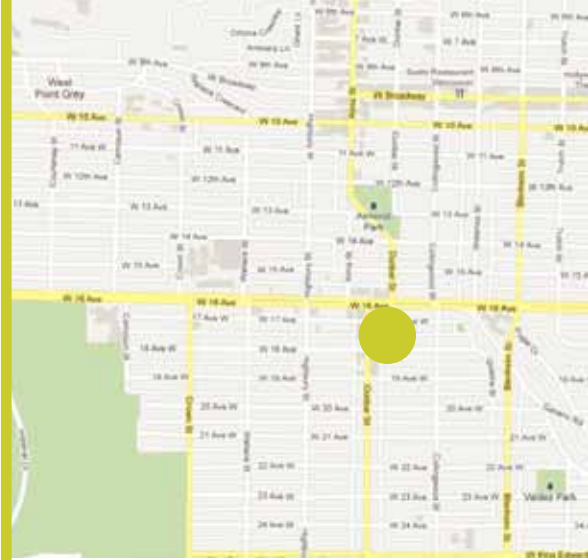
## Demographics

There are over 47,000 people living within a 5 minute drive of the building with an average household income of approximately \$129,392.

## List Price

Nine Hundred Twenty Thousand Dollars (\$920,000)

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## Exclusive listing agents

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