

SOLD

4376 FRASER STREET

PRIME INVESTMENT/OWNER-USER OPPORTUNITY



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CORBEL COMMERCIAL REAL ESTATE SERVICES

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E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

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LOCATION

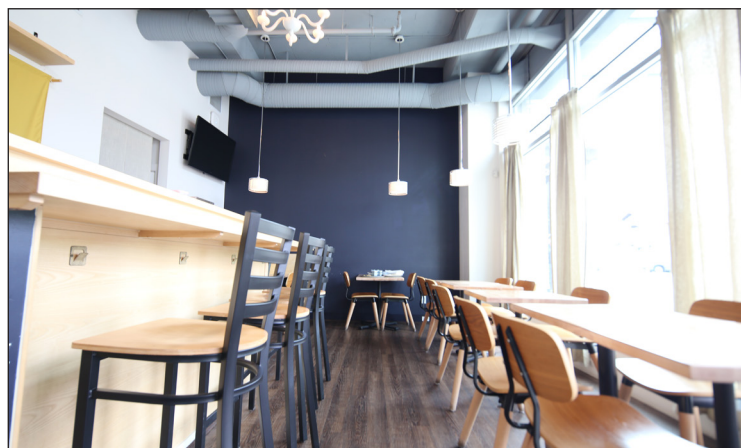
Ideal for investors and potential owner-occupiers, this is a rare small format retail/food primary opportunity in the heart of the emerging Fraserhood district. Located near the corner of Fraser and East 28th Avenue, the subject property is just steps from several trendy boutique developments, cafés, shops, and eateries. Notable tenants in the area include JJ Bean, Escobar, Pizza Carano, Prado Café and Bow X Arrows, among others. The unit features a fully licensed, 18 seat Food Primary + Liquor Sales establishment, a dedicated parking stall at rear, excellent ceiling heights, and outstanding frontage with floor-to-ceiling glazing on Fraser Street. There is an exceptionally renowned and award-winning restaurant tenure in place.

FEATURES

- Rare small format retail/food primary opportunity in the heart of the emerging Fraserhood district
- Currently a fully-licensed Food Primary establishment allowing liquor sales, approved for 18 seats (subject to confirmation)
- Prominent signage potential with excellent exposure to car and pedestrian traffic on vibrant Fraser Street
- Outstanding frontage with floor-to-ceiling glazing
- Excellent ceiling heights
- Private washroom and fully-distributed HVAC in place
- Dedicated secured parking stall at rear

SIZE: ¹	600 SF (approx.)
ZONING:	C-2 Commercial
LEGAL DESCRIPTION:	PL BCS4380 LT 1 BLK 32 DL 391 LD 36 GRP 1, & DL 392
PID:	028-790-464
STRATA FEES:	\$348.32
PROPERTY TAXES:	\$4,178.98 (2017)
SALE PRICE:	Please contact us

¹All sizes are per the strata plan and are subject to verification.



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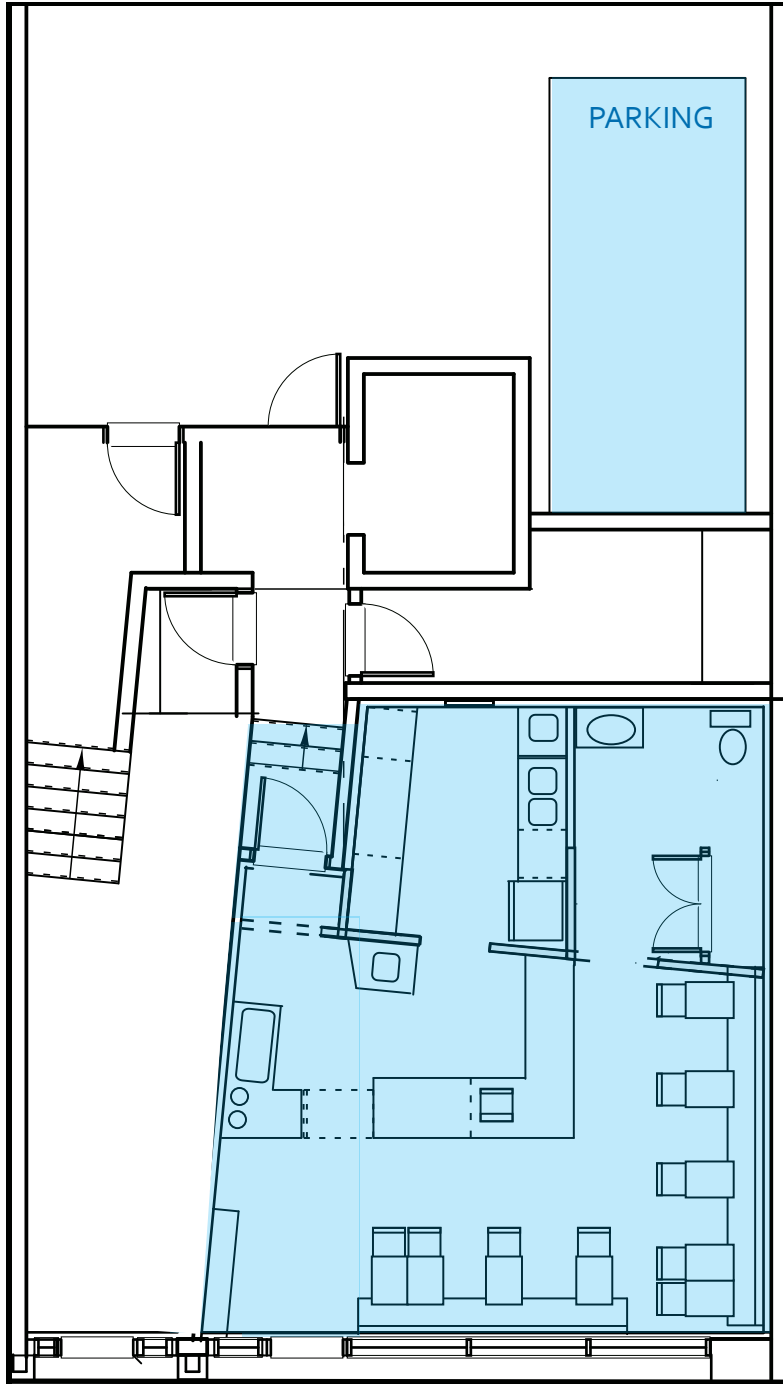
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FLOOR PLAN



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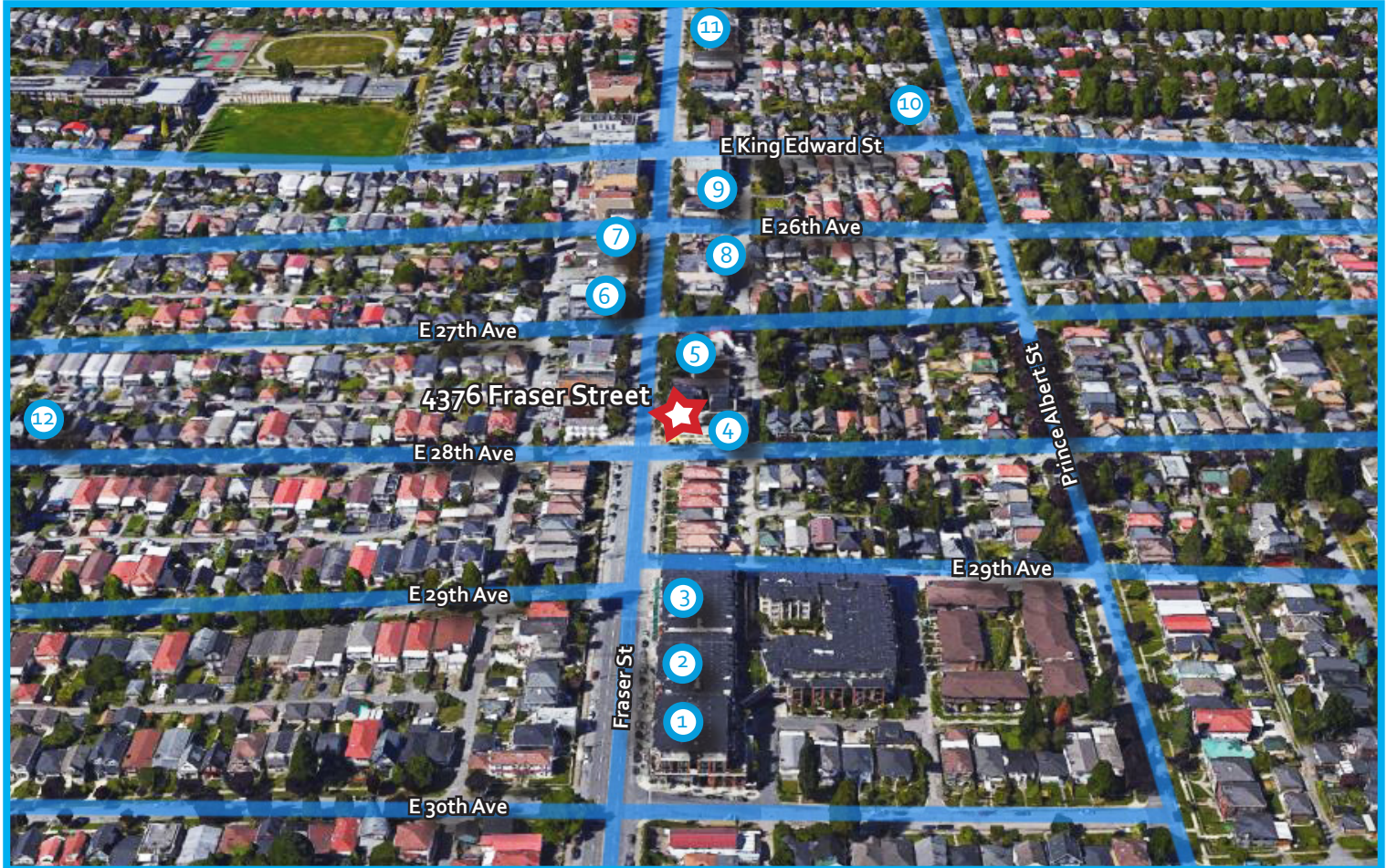
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AREA MAP



- | | |
|--------------------------------------|--------------------------|
| 1. Shoppers Drug Mart | 7. Pizza Carano |
| 2. Starbucks | 8. Prado Cafe |
| 3. Dean's No Frills | 9. BOWS X ARROWS |
| 4. The Perfect Bite Catering Company | 10. Tim Hortons |
| 5. European Breads Bakery | 11. Earnest Ice Cream |
| 6. JJ Bean Coffee Roasters | 12. Le Marché St. George |

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