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HOMES AT WEST 68TH + GRANVILLE

**FOR SALE**

**EXCLUSIVE WEST SIDE  
RETAIL & OFFICE SPACE**



WESTLAND RE/MAX COMMERCIAL



UBC Campus

Point Grey Golf & Country Club

Vancouver International Airport

**W 68**  
HOMES AT WEST 68TH + GRANVILLE

Queen Elizabeth Park

Second Downtown - Oakridge Mall

Langara College

Marine Gateway Pedestrian Mall & Canada Line Sky Train Station

# LOCATION OVERVIEW



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HOMES AT WEST 68TH + GRANVILLE

**An Exceptional opportunity to acquire brand new West Side Vancouver commercial real estate assets. This southern pocket of Granville Street is a serene and well-established residential neighbourhood with exceptional exposure to vehicular and pedestrian traffic. Located on the south end of Granville Street, the property is conveniently accessible from all other areas of Vancouver and is just minutes from Richmond, the Vancouver International Airport, Marine Gateway, and the Marine Drive Canada Line Station.**

**The neighbourhood has a plethora of amenities for those who live and work in the area, including national and local retailers, restaurants, cafes, golf courses, waterfront trails and community parks.**



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HOMES AT WEST 68TH + GRANVILLE

# RETAIL RENDERING

# LEVEL 1 RETAIL UNITS

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OPPORTUNITIES AT WEST 68TH + GRANVILLE



**CRU#2**  
1,227 SF

W 68TH AVENUE

**CRU#8**  
2,530 SF

**CRU#7**  
1,528 SF

**CRU#6**  
1,475 SF

**CRU#5**  
1,227 SF

**CRU#4**  
797 SF

GRANVILLE STREET

**CRU#3**  
1,076 SF

**CRU#1**  
1,432SF



This is not an offering for sale. Any such offering can only be made with a disclosure statement. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Dimensions, sizes, areas, specifications layout and materials are approximate only and subject to change without notice. E.80.E.

# LEVEL 2 OFFICE UNITS

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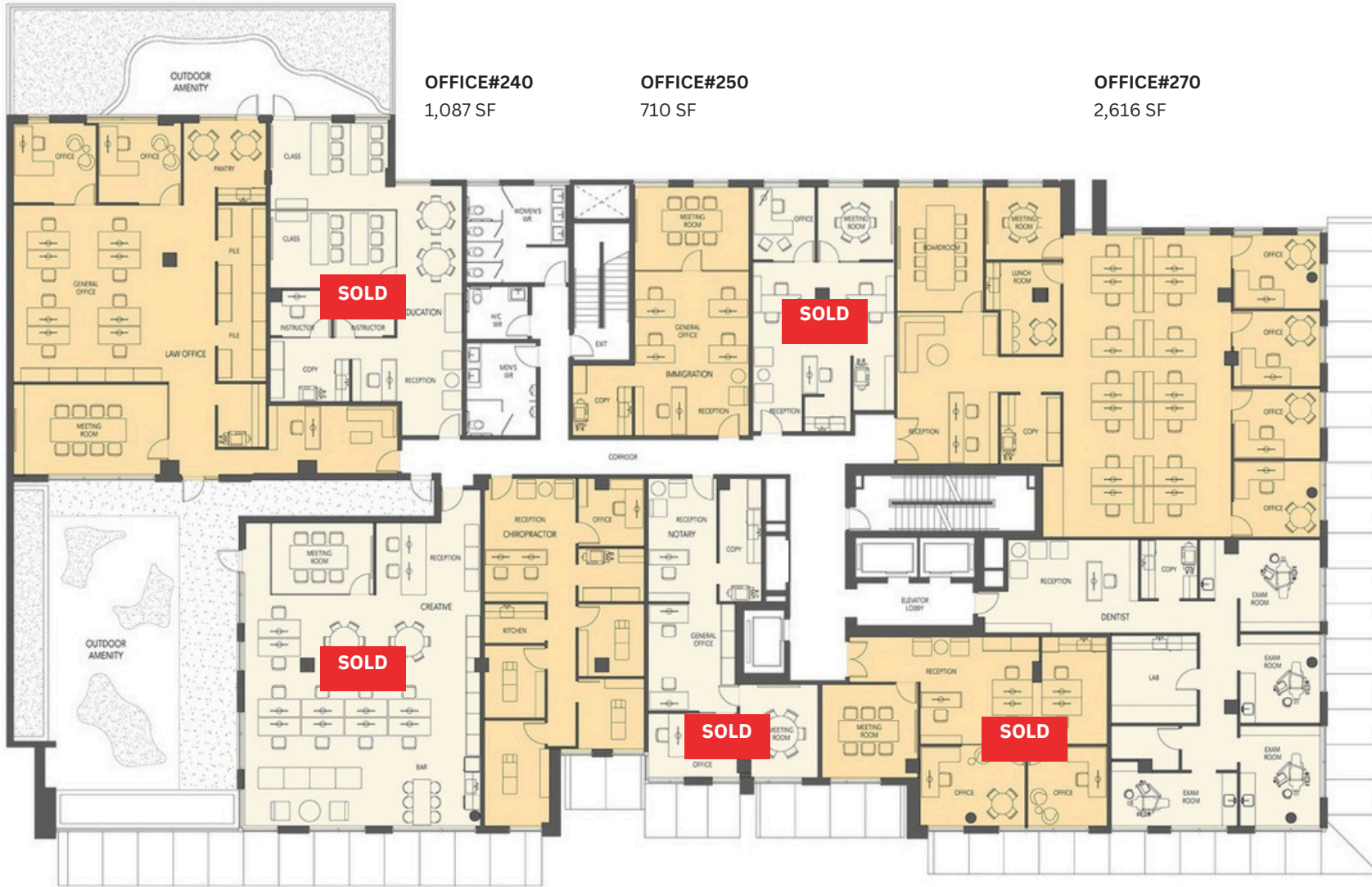
OPPORTUNITIES AT WEST 68TH + GRANVILLE

OFFICE#230  
2,110 SF

OFFICE#240  
1,087 SF

OFFICE#250  
710 SF

OFFICE#270  
2,616 SF



W 68TH AVENUE

GRANVILLE STREET

OFFICE#220  
1,582 SF

OFFICE#210  
1,033 SF

OFFICE#200  
797 SF

OFFICE#280  
1,496 SF



NORTH

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# W68 UPDATED COMMERCIAL PRICE LIST

<b>Cru #1</b>	1,432 sq ft.	\$3,580,000	AVAILABLE
<b>Cru #2</b>	1,227 sq ft.	\$3,067,500	AVAILABLE
<b>Cru #3</b>	1,076 sq ft.	\$2,690,000	AVAILABLE
<b>Cru #4</b>	797 sq ft.	\$1,875,000	AVAILABLE
<b>Office 210</b>	1,033 sq ft	\$1,632,140	AVAILABLE
<b>Office 230</b>	2,110 sq ft.	\$3,091,150	AVAILABLE
<b>Office 250</b>	710 sq ft.	\$1,167,950	AVAILABLE
<b>Office 270</b>	2,616 sq ft.	\$3,800,000	AVAILABLE
<b>Office 280</b>	1,496 sq ft.	\$2,357,500	UC

# INFORMATION KIT

Construction:	Concrete
Estimate Strata Fees:	\$0.60/SQFT
Estimated Completion:	Now
Parking:	Parking Stalls for each unit.
Ceiling Hight:	Retail 17' & Office 15'

## Deposit Structure – Total 5%

All deposits made by bank draft to **“Terra Law Corporation In Trust”**

5% due in 7 days after signing the contract

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All renderings shown are for illustration purposes only. The developer reserves the right to make modifications or substitutions should they be necessary.

# BUYING OPPORTUNITIES - 罕见购买机会

Triple-Net Commercial Lease: Where tenants are responsible for property tax, utilities, insurance, strata fees, maintenance and repairs. This minimizes holding costs for property owners.

无忧商业租赁：租户支付所有与物业有关的费用包括地税，水电费，建筑保险，物业管理费，维修和修理费用。

Multi-use space: CD zoning allows for a wide range of business and retail applications. Ideal for self-use and investors alike.

多用途空间：覆盖广泛的服务能力，适用于各种商用包括教育，金融，地产，健身房，医疗，零售等。适合自用或投资者。

High exposure: Situated at a prime location on Granville Street of Vancouver West, there is an abundance of foot and car traffic.

温西高密度地段：Granville 街纵跨温哥华市，北接温市中心，南通列治文市区，机场等。此街上的低楼层商铺曝光率极高，密集人口推动巨大商业需求。

Tax exemptions: No foreign buyer tax, speculation tax or vacancy tax

三无税收福利：无海外买家税，无空置税，投机税。

Amenities Include ample parking spaces, EV charging ports and easy-access commercial loading zones.

全面的公共设施：包括充足的停车位，EV充电桩，方便出入的商用出入口。

# TEAM

Acohesive team to craft homes that achieve the same vision of higher living.



Having spent years building single-family homes, our condominiums are indicative of what people would want in a custom home – high value and elevated design. We incorporate premium features and technology-forward details that homebuyers may be surprised to find. These unwavering ideals, along with an excitement to enhance living experiences and communities, will be carried into our robust roster of coming-soon projects. We are not going anywhere –we are here to make long-term change.

## VDZ+A

VAN DER ZALM + ASSOCIATES  
LANDSCAPE ARCHITECTURE - CIVIL ENGINEERING - URBAN FORESTRY

Van Der Zalm + Associates is a full-service planning firm with two decades of experience producing award-winning designs for projects throughout the Lower Mainland + beyond. Their dedicated team delivers creative solutions through our integrated landscape architecture, civil engineering + urban forestry departments.



CHRIS DIKEAKOS  
ARCHITECTS INC.

Chris Dikeakos Architects is an award-winning architectural firm dedicated to excellence and the highest level of expertise. CDA's popular appeal and the uniqueness of its projects has positioned the firm as one of North America's leaders in multi-unit and high-rise residential design. Highly respected for its proficiency in all facets of the design process, CDA surpasses client needs.

## BAM

Interior Design

BAM Interior is a full-service interior design company specializing in multi-unit residential and custom homes. They believe the essence of interior design is about creating identity, expressing unique character, and cultivating passion. They draw inspiration from the natural world, creating timeless spaces that gracefully blend into their environment.

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**SALES CONTACT**

**PANSY CHEN**

PERSONALREALESTATE CORPORATION

**(778) 858 6699**

**PANSYREALTY@GMAIL.COM**



**WESTLAND**

