



Retail & Residential Investment Property

6605 Royal Avenue
West Vancouver, BC

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KEY HIGHLIGHTS

- > Income producing property located in the highly coveted Horseshoe Bay Village of West Vancouver
- > Attractive two-storey retail and apartment building totaling 3,500 SF of net rentable area
- > 60 ft of frontage on Royal Avenue – 6,020 SF lot size
- > Potential increase in rental rates on lease expiry
- > Future redevelopment potential with OCP designation for commercial/residential mixed use
- > Irreplaceable gateway corner in heart of Horseshoe Bay
- > Over 158 residential units currently under development in Horseshoe Bay
- > Asking Price: \$4,800,000



SALIENT FACTS

Civic Address	6605 Royal Avenue, West Vancouver, BC
Legal Description	LOT A BLOCK 34 DISTRICT LOT 430 PLAN 11998 PID: 008-975-078
Lot Size	6,020 SF (60 ft frontage on Royal Avenue)
Building Size	3,500 SF net rentable area
Building Description	Multi-storey retail & residential building built in 1951
Parking	14 parking stalls at rear
Zoning	C-1, Commercial Zone 1
Property Taxes	\$10,767
Tenants	Lalli Loves It! Butter Lane Tea House Alexander Homes (1) Residential Unit
Net Operating Income	\$90,000

LEGAL MAP



FOR SALE > 6605 Royal Avenue, West Vancouver, BC

LOCATION

Horseshoe Bay is expected to become a vibrant, mixed use centre in West Vancouver with a variety of local and destination services. Anchoring one of West Vancouver's most authentic corridors, the offering truly is a bona fide landmark investment and development opportunity. The Property has all the charms, beauty and amenities offered in West Vancouver with direct access to Highway 1, commuting doesn't get any more convenient. Additionally, Highway 99 and the ferries provide escapes to the Sunshine Coast and Whistler.

OCP DESIGNATION

OCP adoption supports development that enhances Horseshoe Bay gateway location.





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