

**ACTIVE**  
**C8017299**  
**Board: V**  
Retail

## 801 85 EIGHTH AVENUE

New Westminster  
GlenBrooke North  
V3L 0E9

**\$448,800** (LP)   
(SP)   
(LR sq. ft. p/a) 

 [Schedule a Showing](#)



Corner retail unit with excellent street exposure. Bright, over-height ceilings, washroom, storage and 2 underground parking spots with plenty of street parking. CD-30 zoned allowing for a wide range of business opportunity ranging from office space to eateries and everything in between. Located in popular Eight West complex next to Royal Sq Mall, near Queens Park, in the middle of dense residential area and close to Patullo Bridge. Features include: gas heat, A/C & near crosswalk for additional foot traffic. Call Now!

**P.I.D.:** 028-999-789

**Property Type:** Retail

**Zoning/Land Use:** CD-30

**Land Sz SF/Acres:** 0 / 0.00

**Brochure:**

**Prop. Tax/Year:** \$5,624.92 / 2017

**Width / Depth:** /

**Transaction Type:** For Sale

**Sale Type:** Asset

**Virtual Tour:**

### Property Details

**Seller's Interest:** Registered Owner

**Interest In Land:** Strata

**Environmental Assessment Phase:**

**Occupancy:**

**Seller's Rights Reserved:** No

**Amenities:** Air Conditioning, Storage, Washrooms Female/Male

**Site Services:**

**Restrictions:**

### General Building Details

**Subj. Space SqFt:** 853

**Width / Depth:** /

**Year Built:** 2013

**Complex Name:** EIGHT WEST

**# of Buildings:**

**# of Storeys:**

**# of Loading Doors:**

**# of Grade Doors:**

**Parking Spaces:** 2

**# of Elevators:**

**Roof:**

**HV...** Central A/C, Separate Water Heaters

**Building Type:** Condo Strata Complex

**Construction Type:** Concrete

**Office Area Sq Ft:**

**Mezzanine Area Sq Ft:**

**Major Business Type:**

**Retail Area Sq Ft:**

**Other Area Sq Ft:**

**Minor Business Type:**

**Warehouse Sq Ft:**

**Lease Rate (sq.ft.):**

**Lease Op Cost (sq.ft.):**

**Lease Sub-lease:**

**Lease Term,**

**Lease Size (sq.ft.):**

**Additional Rent/SF:**

**Tot. Spce Avail for Lse:**

**months:**

**Lease Type:**

**Lease Exp. Date:**

**Subj. Unit Cont. Spce:**

**Legal:** PL EPS1160 LT 81 SUBURBAN BLK 14 LD 36

**List Firm 1:** Royal LePage West R.E.S. - OFC: 604-939-6666

**Appointment Contact:** HAFEZ PANJU

**List Firm 2:**

**Appointment Phone:** 604-377-3689

**List Sales Rep 1:** Hafez Panju PREC\* - CONTC: 604-377-3689

**Appointment Instructions:** Contact Listing REALTOR®

**List Sales Rep 2:**

**List Sales Rep 3:**

**Lister Email:** hafez@hafezrealty.com

**Lister Website:** www.hafezrealty.com

**Commission:** 3.25% OF THE 1ST \$100,000/1.16% OF THE BALANCE

**Lease Commission:**

**Seller Name:** 1014785 BC LTD, INC NO BC1014785

**Sell Rep 1:**

**Rep 2:**

**Rep 3:**

**Sell Firm 1:**

**Firm 2:**

**Realtor** Potential lease opportunity.

**Remarks:**

**Days on Market:** 0

**List Date:** 2/19/2018

**Sold Date:**

**Previous Price:** \$0

**Expiry Date:** 8/31/2018

**Sold Price:**

**Original Price:** \$448,800