

ACTIVE
C8042970

220 2425 OAK STREET
Fairview VW
Vancouver West
V6H 3S7

For Sale
Office

Additional Property Types:
Office

Listing Map: 

For Sale Price: **\$1,649,000**
Leased/Sold Date:
Leased/Sold Price: /



Zoning: **C-3A** Gross Prop Tax: **\$13,399.00** Tax Yr: **2022** Sale Type: **Asset or Share**
P.I.D.#: **005-649-897** Building/Complex Name: **Oak Dental Center**

The property was built for dental uses only. Helping creating a community for the dental industry only. The space is newly renovated, comprising of 1,236 SF with three operatories, x-ray room, lab, sterilization area, consulting office, private washroom + exterior customer washroom and central mechanical room for higher efficiency. One parking stall for the owner, plus customer parking in the building. Strata Fees Include: electricity, water, heat, air conditioning, dental mechanical room and maintenance. +roughly a \$100,000 of dental equipment included in the purchase.

MEASUREMENTS:

Subj. Space Sq.Ft: **1,236** Space Avail for Lse:
Subj. Space Width Whse/Indust.Sq.Ft:
Subj. Space Depth: Office Area Sq. Ft:
Main Resid. Sq.Ft: Retail Area Sq. Ft:
Land Size Acres: **0.00** Mezzanine Sq. Ft:
Acres Freehold: Other Area Sq. Ft:
Acres Leasehold: Min. Divisible Space:
Subj Prop Width ft.: Max. Contig. Space:
Subj Prop Depth ft.:

LEASE DETAILS:

Lease Type:
Lease Expiry Date: **10/1/2022**
Lse Term/Months:
Is a Sub-lease?: **No**
Strata Fees/Month: **\$1,508.00**
Seller's Int.: **Registered Owner**
Int. In Land: **Strata**
Occupancy: **Tenant**

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:
Est. Additional Rent / SF:
Basic Rent per Month:
Est. Add. Rent per Month:
Basic Rent per Annum:
Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

of Buildings: # of Docks
of Storeys: # of Grade Doors:
of Elevators: # of Loading Doors:
Parking Spaces: **1** Clear Ceiling Ht (ft):
Year Built: **1980** Class of Space:
Building Type: **Condo Strata Complex, Office Building**

Construction Type: **Concrete**

Potential to Redevelop? Comments:

Environ. Assess.Done? **No** Comments:

MULTI-FAMILY DETAILS:

of Bachelor Apts:
of Studio Apts:
of 1 Bdrm Apts:
of 2 Bdrm Apts:
of 3 Bdrm Apts:
of 4+ Bdrm Apts:
of Penthouse Apts:
Total # of Apts
of Other Units:
Total # of Units:
APOD Cap Rate

BUSINESS & AGRI-BUS. DETAILS:

Major Business Type:
Minor Business Type:
Business Name (d.b.a.):
Bus. Oper. Since (yr):
Confidentiality Req'd:
Major Use Description:

LISTING FIRM(S):

1. Kerritina Real Estate
- 2.
- 3.

PRESENTED BY:

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