



WESTERN INVESTOR

VANCOUVER
LOWER MAINLAND
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COMMERCIAL REAL ESTATE | FRANCHISES | BUSINESS OPPORTUNITIES \$4.29 • JUNE 2018 • VOL33/6



KEY RESOURCE | 14

LAND SHORTAGE SPOOKS FORUM

Vancouver Real Estate Forum hears reasons the region may be running out of most valuable resource



POOLED INVESTORS | 16

SYNDICATES NET HEALTHY YIELDS

Net returns of 30 to 40 per cent prove possible with savvy plays when buying real estate with others

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VIRTUAL REALITY REAL ESTATE



Dogu Taskiran (standing) and Mehmet Taskiran, partners in Stambol Studios: virtual route to profitable real estate

| 10

PUBLICATIONS MAIL AGREEMENT 40069240



CORFAC
International

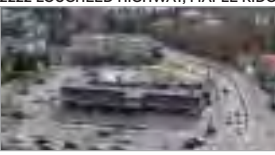

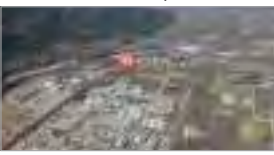





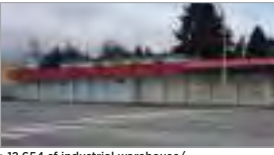





















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Listings on Page A4 & A5

<p>PRIME MIXED-USE REDEVELOPMENT SITE</p> <p>22222 LOUGHEED HIGHWAY, MAPLE RIDGE</p>  <ul style="list-style-type: none"> • High profile location • Easily accessible - 10 minute walking distance to Town Centre • Strong holding income with a fully operational hotel, entertainment lounge, pub & liquor store • Potential for 200,000+ buildable sf development <p>PETER GIBSON*</p>	<p>ABBOTSFORD STRATA UNITS FOR SALE</p> <p>30722 MARSHALL ROAD, ABBOTSFORD</p>  <ul style="list-style-type: none"> • Unit sizes from 3,666 sf • Rear grade loading • 25' clear ceiling heights • Exposure to Marshall Road <p>ANDREW GREEN*</p>	<p>FOR SALE</p> <p>39541 QUEENS WAY SQUAMISH, BC</p>  <ul style="list-style-type: none"> • Multi-family / commercial site • 3.34 acre • Zoning: MUD-1 Mixed-Use District Area 2 & 3 • Asking Price \$7,200,000 <p>BILL RANDALL*</p>	<p>DEVELOPMENT OPPORTUNITY ACROSS FROM METROTOWN</p> <p>5105 KINGSWAY, BURNABY</p>  <ul style="list-style-type: none"> • ±9,532 sf lot with potential to assemble with neighbouring lots totalling ±92,843 sf • C4 zoning • 4.9 FAR • \$7,600,000 <p>CRAIG HAZIZA** KYLE WILSON</p>	<p>OPEN FORMAT SHOPPING CENTRE</p> <p>TYEE PLAZA, CAMPBELL RIVER, BC</p>  <ul style="list-style-type: none"> • Shoppers Drug Mart anchored 92,110 sf open format centre with development and leasing upside • Easily accessible and in a transit-oriented location • Clear title, great yield potential with upside <p>PETER GIBSON*</p>
<p>FOR SALE - GEORGIAN PINES MANUFACTURED HOME PARK</p> <p>4086 STANDARD HILL ROAD, CRANBROOK, BC</p>  <ul style="list-style-type: none"> • 102 home sites with potential for expansion • 18 acres • Zoned R-MP • Asking Price \$5,150,000 <p>DON DUNCAN* CHRIS DRIVER*</p>	<p>MULTI-FAMILY DEVELOPMENT OPPORTUNITY</p> <p>342 WALE ROAD, COLWOOD, BC</p>  <ul style="list-style-type: none"> • Centrally located in the rapidly growing West Shore community of Colwood • Site size of 59,374 sf • Asking Price \$2,999,000 <p>TIM SOMMER* CHRIS DRIVER*</p>	<p>3.54 ACRE MULTI-FAMILY DEVELOPMENT SITE IN KAMLOOPS</p> <p>2046 ROBSON PLACE, KAMLOOPS, BC</p>  <ul style="list-style-type: none"> • Prominently located in the Sahali Neighbourhood • Great potential for a rental apartment building • DP, Geotechnical and Zoning report available • Asking Price \$1,700,000 <p>HARPREET SINGH*</p>	<p>FOR SALE</p> <p>3407 3RD AVENUE PORT ALBERNI, BC</p>  <ul style="list-style-type: none"> • 12,654 sf industrial warehouse/showroom facility • Centrally located, corner lot with C-3 zoning (service commercial) • Ideal for owner/user or investor • \$950,000 <p>ANNE TANNER*</p>	<p>FOR SALE GUILDFORD COURT</p> <p>10428 153RD STREET, SURREY</p>  <ul style="list-style-type: none"> • Fully leased office investment opportunity in Guildford Town Centre • Site size: 0.46 acres (20,021 sf) • Building size: 27,091 sf <p>CRAIG W. BALLANTYNE*</p>
<p>SILVERADO INN & SUITES</p> <p>10112 10TH STREET DAWSON CREEK, BC</p>  <ul style="list-style-type: none"> • 47 suites • 5 CRU's • NOI \$226,594 • \$2,700,000 (8.4% Cap) <p>ERIC WALKER</p>	<p>MIXED-USE DEVELOPMENT SITE WITH HOLDING INCOME</p> <p>2950 BOUNDARY ROAD & 3723 MANOR STREET, BURNABY</p>  <ul style="list-style-type: none"> • High profile corner totaling 28,540 sf • C-2 / RM-3 zoning - 68,500 sf potential buildable area • Opportunity to assemble additional parcels • Currently improved with a 32-room hotel and a single-family house <p>BRETT AURA* LEE BLANCHARD</p>	<p>STRATA OFFICE OR RETAIL FOR SALE IN THE HEART OF CHINATOWN</p> <p>239 KEEFER STREET, VANCOUVER</p>  <ul style="list-style-type: none"> • Up to 11,245 sf • Private entrance lobby and elevator for office users • Ground floor retail opportunity on one of Chinatown's most prominent streets <p>BOE IRAVANI* FRANCES WU</p>	<p>FOR SALE SUNRISE HEIGHTS PLACE</p> <p>2215 EAST HASTINGS STREET, VANCOUVER</p>  <ul style="list-style-type: none"> • Recently built residential & retail rental building • 37 rental suites • 7,268 sf of commercial space • Asking Price \$20,500,000 <p>DON DUNCAN* CRAIG HAZIZA** KYLE WILSON</p>	<p>FOR SALE EAST VILLAGE PLACE</p> <p>2778 EAST HASTINGS STREET, VANCOUVER</p>  <ul style="list-style-type: none"> • Newly built residential & retail rental building • 34 rental suites • 6,625 sf of commercial space • Asking Price \$18,000,000 <p>DON DUNCAN* CRAIG HAZIZA** KYLE WILSON</p>
<p>OWN IN RAILTOWN</p> <p>309 - 313 ALEXANDER STREET VANCOUVER</p>  <ul style="list-style-type: none"> • 24 single-room occupancy units over three storeys • Strong demand for this area from investors and developers • Secure in-place cash flow with potential to reposition the asset • Asking \$4,800,000 <p>BRETT AURA* BOE IRAVANI*</p>	<p>LARGE-SCALE RESIDENTIAL DEVELOPMENT SITE IN LANGLEY'S BROOKSWOOD AREA</p> <p>210 STREET & 36 AVENUE (PID: 012-746-657)</p>  <ul style="list-style-type: none"> • Bare land single-family subdivision opportunity • Potential for densification upside with incoming Rinn Neighbourhood Plan • Nearby servicing and in-place subdivision entitlement through Brookwood-Fernridge Community Plan <p>BRAD NEWMAN-BENNETT* JONAH MUZYKA</p>	<p>FOR SALE - FULLY TENANTED INDUSTRIAL PROPERTY</p> <p>18445 53RD AVENUE, SURREY</p>  <ul style="list-style-type: none"> • Cloverdale Business Park • 23,395 sf freestanding manufacturing/distribution warehouse • Dock & grade loading / Fenced compound • Strong international covenant <p>WILLIAM N. HOBBS*</p>	<p>±3.8 ARE INDUSTRIAL DEVELOPMENT OPPORTUNITY</p> <p>31401 GILL AVENUE, MISSION</p>  <ul style="list-style-type: none"> • Excellent location in Mission for industrial development • Access to Fraser River • Vacant land with portion of land as an income property • Please contact listing agent for pricing <p>HARPREET SINGH*</p>	<p>FOR SALE 19,119 SF STRIP MALL</p> <p>30 N THIRD AVENUE, WILLIAMS LAKE, BC</p>  <ul style="list-style-type: none"> • 19,119 sf on 0.88 acres • Corner location with high visibility • Asking Price \$1,200,000 <p>BILL RANDALL*</p>
<p>BURQUITLAM MULTI-FAMILY LAND OPPORTUNITY</p> <p>SMITH AVENUE, COQUITLAM</p>  <ul style="list-style-type: none"> • 43,486 sf of land with OCP designation for attached residential • Proposed maximum density of 0.75 FSR • Contact listing broker for details <p>CRAIG W. BALLANTYNE*</p>	<p>FOR SALE - TENANTED INVESTMENT PROPERTY</p> <p>9790 198B STREET, LANGLEY</p>  <ul style="list-style-type: none"> • 43,685 sf Office/Manufacturing facility • Situated on 2.315 acres fully fenced site • Power 600 amp @ 575/3/60 • Twin loading docks with hydraulic dock leveler platforms • Four year lease in place <p>WILLIAM N. HOBBS*</p>	<p>FOR SALE</p> <p>3851 22ND AVENUE PRINCE GEORGE, BC</p>  <ul style="list-style-type: none"> • 39,264 sf warehouse/office • Located in the premier industrial park • 10.1 acre lot (fully paved & fenced) • Good holding income from a very strong tenancy • 6.63% return • Asking Price \$7,350,000 <p>BILL RANDALL*</p>	<p>2.698 ACRES OF PRIME DEVELOPMENT LAND</p> <p>LOT 2 - 750 DOMINION AVENUE, PORT COQUITLAM</p>  <ul style="list-style-type: none"> • High exposure corner lot • Light industrial with potential for retail/showroom/office • Great access with 3 road frontages • Only \$1,825,000 per acre <p>BART VANSTAALDUINEN* RICK EASTMAN*</p>	<p>FOR SALE - 168.7 ACRES WITH RENTAL INCOME</p> <p>2575 ALASKA HIGHWAY, FORT NELSON, BC</p>  <ul style="list-style-type: none"> • 11,000 sf building on 168.7 acres (includes office, coffee room & a parts room) • Current lease rate is \$273,900 net per annum for the building and 10 acres • Asking Price \$4,400,000 <p>BILL RANDALL*</p>
<p>INVESTMENT/DEVELOPMENT PROJECT FOR SALE</p> <p>250 COLUMBIA STREET, NEW WESTMINSTER</p>  <ul style="list-style-type: none"> • Amazing views of the Fraser River • Pub/Liquor Store location • 5 residential, 2 retail and 3 office units <p>ALEX CHRONAKIS ADAM FRIZZELL</p>	<p>BUSINESS & ASSETS ON ±0.86 ACRE INDUSTRIAL LAND</p> <p>28739 FRASER HIGHWAY, ABBOTSFORD</p>  <ul style="list-style-type: none"> • ±0.86 acre / Light Industrial zone • Superb & desirable location on busy Fraser Hwy. • ±25,000 daily vehicles at Fraser Highway and Bradner Road Intersection • Asking Price \$5,950,000 <p>HARPREET SINGH* JESS KUANG* CO-LISTED WITH JOVI REALTY INC.</p>	<p>RARE INVESTMENT OPPORTUNITY IN PORT MOODY</p> <p>2325 ST. JOHNS STREET, PORT MOODY</p>  <ul style="list-style-type: none"> • Commercial-Residential investment property with one (1) commercial & three (3) residential units • Secure income and well-located on busy street • Price \$3,128,800 <p>BURTON VAN ALSTINE* GORD AXFORD CO-LISTED WITH ROYAL LEPAGE STERLING REALTY</p>	<p>CAMPBELL HEIGHTS STRATA UNITS FOR SALE</p> <p>3950 191ST STREET, SURREY</p>  <ul style="list-style-type: none"> • Units from 2,247 sf • Rear grade loading • Ample parking • 22' clear ceiling heights <p>ANDREW GREEN*</p>	<p>FOR SALE</p> <p>250 HIGHWAY 97A VERNON/SPALLUMCHEEN, BC</p>  <ul style="list-style-type: none"> • Located in Spallumcheen Valley • 112 acres • Industrial zoning • Excellent highway exposure and access • Asking \$4,500,000 <p>BILL RANDALL* ERIC RICE</p>

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Frank O'Brien, *Western Investor* editor, says all of Canada should welcome back a prosperous and generous Alberta economy

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Condo developers are turning to luxury rentals for steady returns and because many Metro Vancouverites now prefer renting to buying

AMAZON GRABS POST OFFICE

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Seattle tech and retail giant Amazon has pre-leased a third of the 1.1 million-square-foot makeover of the old Vancouver Post office



COVER FEATURE Dogu Taskiran and Mehmet Taskiran, partners in Stambol Studios: virtual reality goggles now a vital tool in real estate | CHUNG CHOW

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MORE OPPORTUNITIES

SECTION B

Interior B.C., Alberta & other provinces, recreation

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COMMERCIAL/INDUSTRIAL

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ACREAGE

ACREAGE

Fill Site

- 600,000 cubic meter fill site on acreage property
- Great exposure
- Highway access
- Call for Confidential Details

SPRUCE GROVE, ALBERTA

26515A Township Rd 514

- 35.25 Acre nursery with retail sales centre
- +/-23,410 Sq. Ft. of Greenhouse Space
- +/-6,735 Sq. Ft. of Seasonal Growing Houses
- Principal Residence is +/-2,956 Sq. Ft. home (Full Basement with 4 Bedrooms & 2 Bathrooms)
- 16' x 56', 2 Bedroom mobile home

CALL US FOR ALL THE DETAILS

LANGLEY

4140 200th Street

- 10,207 Sq. Ft. Lot
- Good central location
- +/-952.91 Sq. Ft. of Retail
- +/-1,071.09 Sq. Ft. of Storage, Lunchroom & Maintenance Room
- +/-1,364 Sq. Ft. Second Floor, 2 Bedroom Suite
- NCP shows Commercial Village Zoning

\$1,899,900

CHILLIWACK

43775 Industrial Way & 7923 Logan Dr

- +/-0.83 Acres of land with +/-1,135 Sq. Ft. Covered Outdoor Storage
- +/-3,555 Sq. Ft. Second Storey Office
- +/-1,824 Sq. Ft. Lean-to
- +/-2,256.67 Sq. Ft. of Outdoor Storage Adjacent to Shop

CALL FOR LEASE RATES

CHILLIWACK

8558 Chilliwack Mountain Road

- 10.687 Acres
- Concept A
 - Landlord will be using the Northern Most Portion Fronting Chilliwack Mountain Road
 - 3 additional lots - All fronting Aitken Road
 - Aligned with current city zoning M3(General Industrial) and M4(Heavy Industrial)
- Concept B
 - Landlord will be using the Northern Most Lot Fronting Chilliwack Mountain Road
 - 4 additional lots
 - 2 fronting Aitken Road, 2 accessed off cul-de-sac
 - Rezoning needed to M1(Light Industrial) and/or M2(Service Industrial)

CALL US FOR ALL THE DETAILS

A-8444 Aitken Road

- +/-5,200 Sq. Ft. of Warehouse
- +/-735 Sq. Ft. Mezzanine
- +/-950 Sq. Ft. of 2 Storey Office (+/-475 Sq. Ft. per floor)

CALL FOR LEASE RATES

ACREAGE

CHILLIWACK

51140 Ruddock Road

- 27.097 Acre Retreat
- Significant amount of road frontage
- City of Chilliwack's OCP supports development of this area as part of the Eastern Hillside expansion with a proposed zoning of 99% R-EHP and 1% EC-EHP

\$1,995,000

PITT MEADOWS

13783 Rippington Road

- 9.825 Acres
- +/-4,655 Sq. Ft. Main House with 3 Bedrooms and 3 Bathrooms
- +/-2,325 Sq. Ft. Event Hall with Commercial Kitchen & Wine Cellar
- +/-2,100 Sq. Ft. Coach House/Garage with Guest Suite
- +/-1,490 Sq. Ft. Barn with Licenced Caretaker's Quarters
- +/-1,019 Sq. Ft. Stable
- 7 Acres planted in Certified Organic Blueberries

\$3,995,000

14021 Rippington Road

- 19.49 Acres of beautiful estate property
- +/-187,964 Sq. Ft. of Greenhouse Facilities
- 4.3-4.5 Acres of outdoor growing area
- 1.7 Acres of Blueberries
- 4 Acres of Fallow Ground
- +/-3,829 Sq. Ft., 2 Storey, 5 Bedroom & 4 Bathroom Home on privately landscaped 3 Acres with mountain views
- Turnkey operation

\$6,250,000

KEREMEOS

St. Laszlos Vineyard

- 9,331 Acres beautiful view property
- One of BC's oldest wineries and one of the original six
- Wine shop/tasting room
- 2 Bedroom Home, Quonset Building and 8 acres of grapes
- Highway #3 road frontage

\$1,250,000

ROBERTS CREEK

2525 Lower Road

- 4.1 Acres Waterfront Property
- 265' of waterfront
- less than 1/2 hour drive from ferry
- five bedrooms each with own en-suite
- 4,950 Sq. Ft. One and a Half Storey Home
- Cedar Deck facing Ocean
- Beautiful view property

\$3,998,000

7025 272nd Street

- 11.9 Acres beautiful mountain view property
- Easy Access to the TransCanada
- 7,947 sq. ft. Main House with 6 bdrms, 5 bathrms
- 2,507 Sq. Ft. Secondary House
- 1,014 Sq. Ft. Garage
- 2,299 Sq. Ft. Bike Garage

\$3,788,000

6895 & 6897 272nd Street

- Centrally Located 32.85 Acres
- Private Estate Property
- 2 Titles - 3 residences, pool, storage garages, stables & paddocks
- 7,947 sq. ft. Main House with 6 bdrms, 5 bathrms
- 4,071 sq. ft. 2nd home 3 bdrms, 2 baths
- 1,423 sq. ft. Equestrian residence 2 bdrms, 2 baths
- 2,392 sq. ft. 4 car garage
- 10 stall stables with feed storage, office, tack room and grooming area

\$10,800,000

6681 Glover Road

- 9,758 Acres
- 4 Bedroom, 2 Storey Residence Built "1909"
- +/-93,000 Sq. Ft. of Barns & +/-33,000 Sq. Ft. of Loft Space
- 3.5 Acres Parking
- ALR "Think AG" - AG Retail, AG Commercial, AG Industrial, AG Production, AG Tourism
- Zoned RU-3
- Close Proximity to Everywhere
- Part of Old Hudson Bay Farm

\$4,995,000 or FOR LEASE

✓ VALUE FOR \$

✓ GOOD RETURN

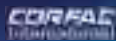
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✓ UPSIDE

✓ CAREFREE



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DEVELOPMENT SITE



SALE

- 234 West 3rd Ave, Vancouver, BC**
- 18,154 sq. ft. corner lot
 - Mount Pleasant Industrial Area
 - 54,462 buildable SF (3.0 FSR)
 - Contact listing agents for more information

Nick Goulet*, Stuart Wright*, Eric K. Poon*

INVESTMENT PROPERTY

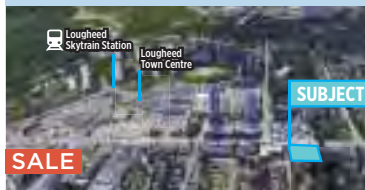


SALE

- 411 E Columbia Street, New Westminster, BC**
- Hand's off long term investment property
 - AAA tenant - Starbucks
 - Unit Size 1,668 SF
 - \$2,150,000

Nick Goulet* & Stuart Wright*

BURQUITLAM HIGH-RISE SITE



SALE

- Strata Wind Up Opportunity in Coquitlam BC**
- Address: 601 North Road
 - Site Area: 34,902 sqft
 - The Wolverton: 41 Strata Units
 - Contact Listing Agent for more information

**Matt Nugent*, Edward Chiu,
Chris Midmore, Brian Tattrie**

4 LOT ASSEMBLY - CAMBIE CORRIDOR



SALE

- 651, 665, 679 & 699 West 29th Ave, Vancouver, BC**
- Designated for townhouse development in Phase 3 of the Cambie Corridor Plan • 26,118 sqft site
 - Asking Price: \$20,680,000 • All conditional offers will be reviewed after **June 5, 2018**

Edward Chiu, Matt Nugent* Eric K. Poon*

MAIN STREET RETAIL



SALE

- 4554 Main Street, Vancouver, BC**
- Prime Main Street location
 - 25' x 112' lot
 - Free standing 3,028 sf building
 - Single storey with basement

Barb Burrows 604 945 5933

DOWNTOWN RETAIL STRATA



SALE

- 1243 Burrard Street, Vancouver, BC**
- Excellent downtown exposure near Burrard St. Bridge
 - Retail investment property with solid tenant
 - Lease expiry 2020 with 5 yr option
 - 2.95% cap rate

Barb Burrows 604 945 5933

INVESTMENT/DEVELOPMENT SITE

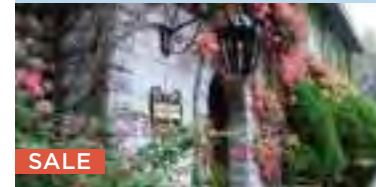


SALE

- 3082 St Johns Street, Port Moody, BC**
- Location: Moody Centre Skytrain Transit-Oriented Area
 - Corner lot, fronting main St Johns Street
 - 13131 sf, potential mixed-use 39,393 SF buildable (FSR 3.0)

Fay Tseng* 778 881 6204

VICTORIA WESTSHORE WATERFRONT

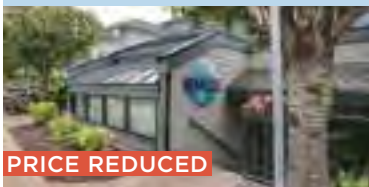


SALE

- Commercial Retail/Mixed-Use Land & Building**
- 2-storey, 8,400SF Waterfront
 - Nestled into a New Multi-use Resort Village
 - Flexible Zoning - 650 Feet of Shoreline
 - \$2,250,000

**Hans Van de Kamp, Edward Chiu, Matt Nugent*
Chris Midmore, Brian Tattrie**

DUNDARAVE OFFICE STRATA



PRICE REDUCED

- 2458 Haywood Ave, West Vancouver, BC**
- A block from vibrant Marine Drive retail area
 - Size: 1,317 sq. ft.
 - Monthly Strata Fee: \$390.06
 - REDUCED PRICE: \$769,000

Barb Burrows 604 945 5933

APARTMENT & DEVELOPMENT SITE



SALE

- 1030 Harwood St, Vancouver, BC**
- 3 Storey with 30 Suites - Downtown Vancouver
 - Site Size: 12,969 SF (99' x 131')
 - Zoned RM-5A Multiple Family
 - Assessments: \$23,390,100

Cynthia Dong* 604.518.8230

VICTORIA MOTEL



SALE

- Residential Income Property Price: \$4,180,000**
- 24 Units w/ Kitchens, 24 Parking Spaces & 25 Electric Meters • Major Upgrades - Meticulous Throughout
 - Lot Size - 11,065 SF; Building 13,853 SF

Hans Van de Kamp & Gavin Lee 250.704.8275

STRATA RETAIL INVESTMENT OPPORTUNITY



PRICE REDUCED

- 1500 Hornby St, Vancouver, BC**
- Located at Hornby St & Beach Ave
 - 2 strata units joined
 - 1,540 SF
 - Leased until Sept 2019 Asking \$1,930,000

Brian Tattrie 604.714.4783

RETAIL CORNER W/ DEVELOPMENT POTENTIAL



SALE

- 1801 Commercial Drive & 1656 East 2nd Avenue**
- Consists of two (2) lots totaling approximately 11,654 and a 8,109 SF retail building
 - Bid Process. Contact Agent for guidance.

Eric K. Poon* 604.714.4768

HOT SPRING RESORT



SALE

- 7050 Trans Canada Hwy, Revelstoke, BC**
- 205.171 Acres • Hot mineral pools, 200 campsites, RV Park, and mountain Chalets and cabins
 - Located between Mount Revelstoke and Glacier National Parks, 6 hours away from Vancouver.

Cynthia Dong* 604.518.8230

MARINA HOTEL & LIQUOR STORE



SALE

- 6555 Hardy Bay Rd, Port Hardy, BC**
- 2.6 acres of waterfront land, 4 acres of water lease, 1000 ft new & reconditioned docks, full service restaurant and pub, liquor store, marine store, fuel dock, storage and laundry facilities.

Cynthia Dong* 604.518.8230

ISLAND MARINA

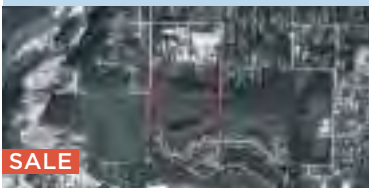


SALE

- ISLAND MARINA Price: \$5,000,000**
- 9 Lease Tenants - Solid NOI
 - High-Profile Downtown Waterfront Location
 - Over 3,200 Lineal Feet of Rentable Moorage
 - Major Upgrades: Concrete Docks, Plumbing, Electrical

Hans Van de Kamp 250.704.8275

MULTIFAMILY SITE - 25 ACRES



SALE

- Terrace, BC - Residential Subdivision**
- Mostly flat site with services to property
 - Multifamily development potential
 - Price: \$4.75 M

Bruce Long* 604.312.2000

9 UNIT APARTMENT COMPLEX



SALE

- Prince George, BC**
- Cedarwood Manor is a well managed investment property located a short walk from the University Hospital and numerous other amenities.
 - Price: \$975,000

Bruce Long* 604.312.2000

BC INTERIOR - TOWNHOUSE COMPLEX



SALE

- 32 Units Townhouse Complex**
- 2 and 3 bdrm suites - Tight rental market
 - Numerous recent updates
 - \$2.95M - 7% Cap Rate

Bruce Long* 604.312.2000

FESTIVAL LANDS & RV PARK



UNDER CONTRACT

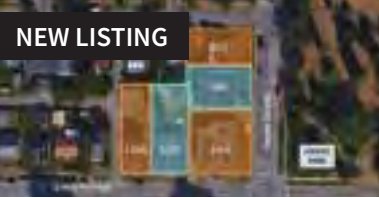






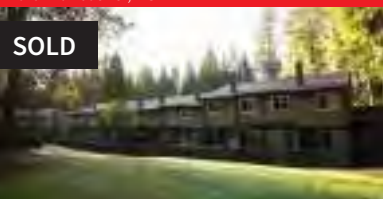
- Former Site of Merritt Music Mountain Festival**
- 490 Acres
 - ALR Zoned
 - 3 hour drive from Vancouver
 - Asking \$7.0 million

Brian Tattrie 604.714.4783



INVESTMENT PROPERTIES FOR SALE

355 Burrard Street, 14th Floor
Vancouver, British Columbia V6C 2G6
+1 604 998 6001
jll.ca

Moody Park Assembly New Westminster, BC NEW LISTING  <ul style="list-style-type: none"> Five adjacent properties in the heart of the Uptown Located directly across from Moody Park Situated on 34,371 sf of land Strong in-place holding income James.Blair@am.jll.com	170 West 5th Avenue North Vancouver, BC NEW LISTING  <ul style="list-style-type: none"> 18 rental unit close to Lonsdale Quay & Seabus Over \$1,100,000 in recent capital expenditures Exceptional CMHC financing potential Held in Bare Trustee corporation David.Venance@am.jll.com	6707-6749 Dow Avenue Burnaby, BC FOR SALE  <ul style="list-style-type: none"> 72,000+ sf of prime Rm-4s designated land in the heart of Metrotown Steps away from Metropolis at Metrotown and Metrotown Skytrain Station 3.6 FSR (2.5 Base) James.Blair@am.jll.com	4564 Evergreen Lane Delta, BC FOR SALE  <ul style="list-style-type: none"> 24-Unit, built in 1983 Well cared for and maintained by original owners Opportunity to enhance investment yield upon tenant turnover David.Venance@am.jll.com
1098 Wilson Crescent Squamish, BC FOR SALE  <ul style="list-style-type: none"> Centrally located in downtown Squamish Massive revenue upside potential Desirable mix of 40 units (1 U/A) Unprecedented 0% vacancy rate in Squamish David.Venance@am.jll.com	1433 Burnaby Street Vancouver, BC FOR SALE  <ul style="list-style-type: none"> Rare and coveted high-rise apartment building Located in the heart of Vancouver's West End No deferred repairs or maintenance Current rents significantly below market Patrick.McEvay@am.jll.com	304 Third Avenue New Westminster, BC FIRM  <ul style="list-style-type: none"> Renovated apartment building Located in Queen's Park neighbourhood 10 minute walk from Columbia Skytrain Station James.Blair@am.jll.com	3701 Princess Avenue North Vancouver, BC SOLD  <ul style="list-style-type: none"> 57-unit townhome rental complex; 2 & 3 bedrooms Spacious units with condo-quality finishes 9 acres plus lot with two lakes, walking trails, common court yard, and a heated swimming pool David.Venance@am.jll.com

Incredible Opportunity

Acquire established landmark food & beverage operation in prime location with rooms, retail and under utilized space on 22,000 sq ft of land in greater Vancouver. Close proximity to sky train, high traffic area/visibility and prime retail exposure. Business has long history with loyal clientele. Owner willing to lease back business. C-3 zoning, building has undergone full renovation (2.5M) Environmental Phase 2 completed. Represents an excellent real estate investment, business investment, and holding property for future development site.

604778property@gmail.com

FOR SALE

4411 HASTINGS STREET • BURNABY, BC

ZONING: CBA - MAX. FAR of 3.0
SITE AREA: 14,179 SF
MAXIMUM BUILDABLE: 42,537 SF
Good Holding Income

KARIM WINSOR PREC*
604 319 6439
karim@karimwinsor.com
www.karimwinsor.com

PAUL TOFFOLI PREC*
604 787 6963
paul@toffoli.ca
*PERSONAL REAL ESTATE CORPORATION

Richard Podgurski
Cell: 604.961.5665
richard@expertrealty.ca
www.expertrealty.ca

GAS STATION & STORE

Gas Station & Store with separate Restaurant
building + residence building for staff or owner located on major highway. Great exposure and well established business. Very profitable.

Offered For \$1,288,000

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LOWER MAINLAND DEVELOPMENT SITES

Vancouver Mission

LOOKING FOR DEVELOPMENT LAND "MISSION"

Development Site
Have buyers looking for small acreage development sites. Seeking land suitable for subdivision into small acreage home sites RU-16

Bob Scragg* 604.290.2906
Taylor Scragg 604.773.7873

DEVELOPMENT SITE IN LAKE ERROCK

FOR SALE

FRASER VALLEY DEVELOPMENT LAND

124 Acres Lake Errock

Under \$18,600/ acre

SALE

PARCEL G
PARCEL D

LAKE ERROCK
LOUGHEED HIGHWAY

• Potential Development - Zoned to allow 10-acre parcels (potential 12 X 10-acre Lots) • Land in neighbourhood rezoned and subdivided into 5-acre parcels (potential 20- 5-acre lots) • Neighbouring property seeking rezoning for single family lots. • 15 miles from Central Mission, off Lougheed Highway on route to Harrison Hot Springs • Asking price \$2,300,000

Bob Scragg* 604.290.2906
Taylor Scragg 604.773.7873

experience.

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Alberta is back and that is very good news for Canada

COMMENT | Alberta is responsible for the largest share of federal government revenue, handing an excess of \$200 billion more to national coffers than it has ever received in federal transfer payments or services

In the first three months of this year investors spent nearly \$1 billion on commercial real estate in Alberta's two biggest cities. In Calgary investments were down just 1.7 per cent from the same period in 2017.

In Edmonton's heartland industrial zone, a new \$3.5 billion petrochemical plant is high-balling construction, indicative of a city economy that posted GDP growth of 5.7 per cent in 2017 and appears poised to remain a leader among Canadian cities this year, according to the **Conference Board of Canada**.

In May, the august **Bank of America** startled analysts in forecasting that the price of a barrel of oil could hit US\$100 as early as next year. Yet that reflects the reality of global economics, an economy that will

WESTERN PERSPECTIVE

rely on fossil fuels for the lifetime of most Canadians.

This year global oil demand growth is expected at 1.5 million barrels per day and it is predicted 1.4 billion barrels more will be needed every day in 2019.

The price of oil is already clipping past US\$72 per barrel as other top oil producers in the world – near-bankrupt Venezuela and sanction-saddled Iran – falter on production.

Western Canada Select – the oil from Alberta's patch – was trading at \$35.17 a barrel as of January 1. At press time, it was at \$59.35 and ascending.

Alberta, despite the frustrating lack of domestic tidewater

access, is recognized among the steadiest and safest oil sources on the planet.

Even without higher-priced oil the resilient Alberta economy is ranked as Canada's fastest-expanding this year with growth of 2.8 per cent.

With rising oil prices – and secure oil pipelines to tidewaters – there is no limit.

And that is very good news for all of Canada, because Alberta does the heavy financial lifting for all the less-endowed provinces.

Canada's energy sector accounts for almost 7 per cent of the value of all goods and services produced in the country, rising to 10 per cent if indirect activities are included.

The largest share of federal government revenue, an average of \$19 billion over the last

five years, was collected from the oil and gas industry, primarily in Alberta. The energy sector also accounted for 18 per cent of Canada's exports in 2016, generating a \$50 billion trade surplus. And this sector accounted for 29 per cent of total investments of non-residential investment and machinery and equipment in Canada, stated a study by the **Fraser Institute**.

Alberta disproportionately contributes to federal finances. Specifically, Albertans have handed \$221 billion more to federal coffers than they have ever received in federal transfer payments and services.

Welcome back, generous Alberta. Canada needs you now more than ever. ■

FRANK O'BRIEN | Editor
fobrien@biv.com

WESTERN INVESTOR

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ADVERTISING DEADLINE
JULY 2018 issue:
June 11, 2018

NEXT MONTH: CANNABIS AND REAL ESTATE; GREEN PROPERTY; CLOSE-UP ON KAMLOOPS

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23 suites between Cambie and Main
\$10,520,000

David & Mark Goodman*, Cynthia Jagger*

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MC²
Marine & Cambie -110 suites
Two concrete luxury rental properties
\$54,000,000

David & Mark Goodman*, Cynthia Jagger*

MULTI-FAMILY



THE GEORGIAN
1554 George St, White Rock
17-suite strata-titled apartment building
\$8,950,000

David & Mark Goodman*, Cynthia Jagger*

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CEDAR CREST MANOR
1569 W 12th Ave, Vancouver
10 suites in South Granville
\$6,650,000

David & Mark Goodman*, Cynthia Jagger*

MULTI-FAMILY

SOLD



1537 BURNABY ST, VANCOUVER
West End apartment building featuring
24 suites (including penthouse)
\$9,550,000

David & Mark Goodman*, Cynthia Jagger*

MULTI-FAMILY

SOLD



THE YORK
2358 York Ave, Vancouver
11 suites in Kitsilano. Ocean views
\$8,000,000

David & Mark Goodman*, Cynthia Jagger*

MULTI-FAMILY

SOLD

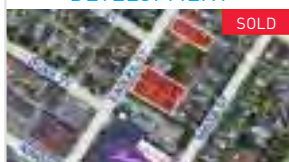


1406 LABURNUM ST, VANCOUVER
Kits Point apartment building featuring
10 suites (6/10 suites renovated)
\$7,000,000

David & Mark Goodman*, Cynthia Jagger*

DEVELOPMENT

SOLD



NORQUAY VILLAGE DEV SITE 5000
BLOCK EARLES ST, VANCOUVER
Multi-family development site
Up to 2.0 FSR. 3 lots totalling 29,370 SF

David & Mark Goodman*, Cynthia Jagger*

DEVELOPMENT

SOLD

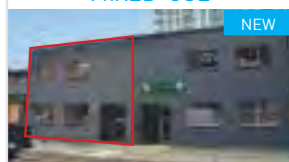


METROTOWN HIGH DENSITY SITE
6675 & 6691 Dow St, Burnaby
Site size 35,580 SF. Up to 6.3 FSR
Call for price

David & Mark Goodman*, Cynthia Jagger*

MIXED-USE

NEW



173 E 1ST, NORTH VANCOUVER
Well located mix-use building with
redevelopment upside
\$2,195,000

Scott Smith

MIXED-USE

SOLD



2340-50 ST. JOHNS STREET, P MOODY
Mixed-use townhouse complex
10 units: 7 residential / 3 commercial
\$5,350,000

Mark Goodman*, Cynthia Jagger*, Sam Emam*

WAREHOUSE

NEW



12205 INDUSTRIAL RD, SURREY
Well located stand alone I-L zoned
industrial property. Easy access to Hwy.
\$1,450,000

Dean Thomas*

WAREHOUSE

SOLD

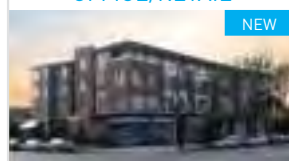


1245 FRANCES ST, VANCOUVER
Well improved warehouse property in the
downtown Eastside area.
\$3,280,000

Sam Emam* & Scott Smith

OFFICE/RETAIL

NEW



2899 COMMERCIAL DR, VANCOUVER
Investment opportunity. Excellent corner
exposure for high visibility to traffic.
\$1,388,000

Dean Thomas*

OFFICE/RETAIL

NEW



1376 & 1378 W PENDER ST, VANCOUVER
Prime Coal Harbour location
Large glass store front appeal
\$45.00 PSF, per annum

Dean Thomas*

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FOR LEASE/SALE: BENCH - 353 Railway Street, Vancouver, BC


- Modern Railtown development available Q3 2019
- 5,443 – 35,050 sf available featuring water and mountain views
- Private balconies on each floor
- Designed by Gair Williamson and developed by Rendition

Jake Luft / Justin Omichinski* / Nabila Lalani
FOR LEASE: Campbell Heights West Business Park, Surrey, BC

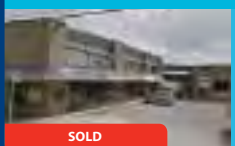

- Brand new industrial warehouse in Campbell Heights
- Small and large bay sizes from 3,700 sf to 156,000 sf
- Coming Summer 2018

Joe Lehman / Garth White* / Mathew Sunderland*
FOR SALE: 2411 Dollarton Highway, North Vancouver, BC

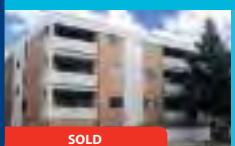

- Strata-titled industrial/office units with lease-back at Maplewood Landing
- Two-storey tilt-up construction
- Private & open office areas on second floor
- High ceiling warehouse (approx. 24')

Terry Thies* / Ian Whitchelo*
FOR SALE: 1649 Pandosy Street, Kelowna, BC

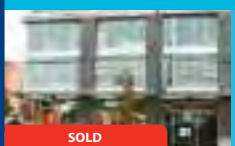

- 12,000 sf site located at the northeast corner of Pandosy St. and Leon Ave.
- ~120 ft. of frontage along Pandosy St. in the heart of Downtown Kelowna
- Designated Mixed Use (MXR) in Kelowna OCP – 9.0 FSR maximum density
- Short-term holding income in place

Bal Atwal*
SOLD: 8804 – 8828 Osler Street, Vancouver, BC


- Excellent medium-density redevelopment opportunity
- 16,130 sf of land supporting density of 2.50 FSR
- Improved with an 11,140 sf two-storey commercial building with holding income

Bal Atwal*
SOLD: 1979 Pandosy Street, Kelowna, BC


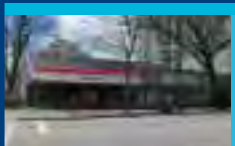
- 27 suite rental apartment building
- Suite mix: 18 one-bedrooms & 9 two-bedroom suites
- Record pricing for similar product
- Share sale purchase

Chris Wieser / Rob Greer* / Carey Buntain
SOLD: Strata Unit – 98 East Broadway, Vancouver, BC


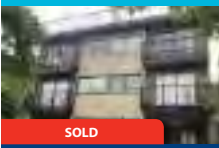
- 1,327 sf Commercial Strata Lot
- C-3A Commercial Zoning
- Currently occupied by Subway Franchise Restaurants of Canada, Ltd.
- High traffic location

Daniel Lee* / Robert Greer*
FOR SALE: 31786 Marshall Road, Abbotsford, BC

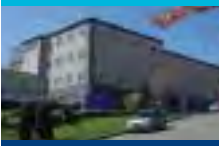

- 1.41 to 7.89 acre industrial lots
- To be zoned and serviced by current owner
- Call for lot sizes and pricing

Michael Farrell
FOR SALE: 504 Sixth Street, New Westminster, BC


- Investment/Redevelopment Opportunity
- Single Tenant (HSBC)
- 12,452 sf corner lot
- Density of up to 5.2 FSR

Nestor Fourik / Mehdi Shokri
SOLD: 2358 York Avenue, Vancouver, BC


- 11 unit, full renovated rental apartment building
- Suite mix: 9 one-bedrooms & 2 two-bedrooms
- World class views, steps to Kitsilano Beach
- Avison Young represented the Purchaser

Carey Buntain / Chris Wieser / Rob Greer*
34334 & 34366 Forrest Terrace, Abbotsford, BC


- Mixed-use commercial development
- 43,640 sf of office and warehouse on 1.88 acres
- Significant investment upside and owner occupier opportunity

Robert Greer* / Michael Farrell
FOR SALE: 3577 194 Street, Surrey, BC

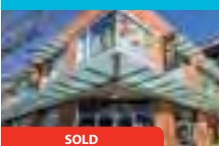

- Large Bay Strata Warehouse Units up to 64,104 sf
- Campbell Heights Business Park location
- Dock and Grade Loading
- Available Q2 2019

Joe Lehman / Garth White* / Ryan Kerr* / Mackenzie Leyland
FOR SALE: 2323 Quebec Street, Vancouver, BC


- Underdeveloped 50,388 sf concrete building on 0.83 acre corner site
- Existing income with immediate upside
- Zoning allows for double the current density
- Nearly a full city block with commanding downtown/mountain views
- Skytrain and Main Street corridor walkable.

Rob Gritten / Jason W. Mah* / Struan Saddler*
FOR SALE: 33991 Gladys Avenue, Abbotsford, BC


- Government tenanted investment property
- 70,000+ sf, newly constructed 3-storey office building
- 4+ acres with excess land

Matt Thomas* / Mehdi Shokri
SOLD: The HUB – 2460 Commercial Drive, Vancouver, BC


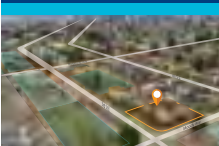
- Fully leased, offering ease of management and long-term cash flow
- Income supported by national covenants
- The most frequented SkyTrain station in Metro Vancouver
- Long-term redevelopment potential

Jake Luft / Justin Omichinski* / Nabila Lalani
FOR SALE: 2816 Kalum Street, Terrace, BC


- Fully leased transportation and logistics facility
- Long term lease with notable anchor tenant
- 7% Cap rate

Ryan Kerr* / Garth White* / Joe Lehman / Derek Lee
FOR SALE: 291 Fairview Road, Oliver, BC


- High profile, well-maintained retail & office investment property
- Fully-leased with notable anchor tenants
- Long term leases in place

Derek Lee / Bill Elliott*
FOR SALE: 331 Moody Avenue, 658 E 3rd Street, North Van, BC


- Located on the South West corner of East 6th Street & St. Andrews
- Designated Residential Level 4A (Medium Density)
- Currently improved with 3 residential lots
- 14,025 sf corner site with density of 1.0 FSR

Matt Thomas* / Mehdi Shokri
***Personal Real Estate Corporation**

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate (B.C.) Inc.; DBA, Avison Young.






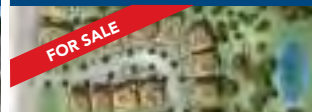

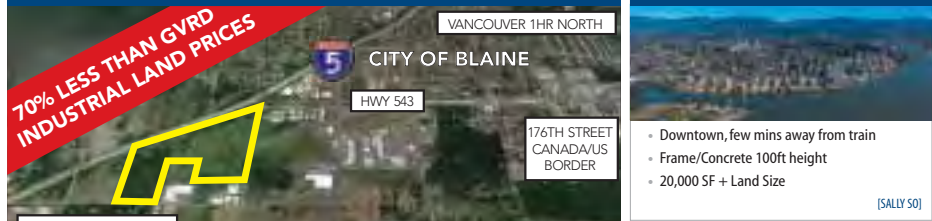





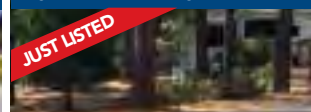




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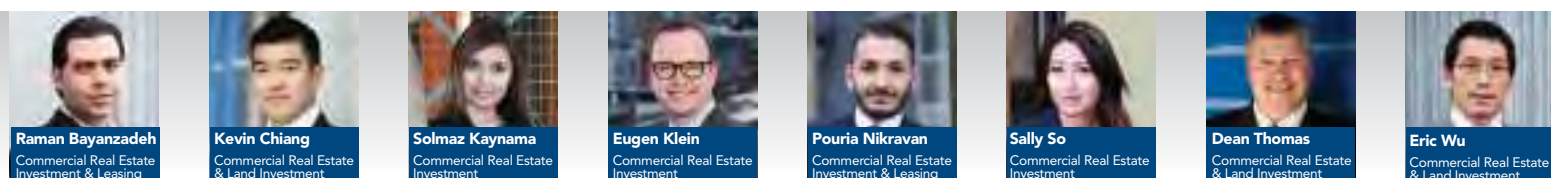
www.kleingroup.com

HIGH RISE DEVELOPMENT BURNABY BC  <p>JUST LISTED</p> <ul style="list-style-type: none"> Mixed-Use High Rise Site 250' Lot Width 10 Parcels; Land Size ~ 60,000 SF 294,000 SF Buildable <p>[ERIC WU]</p>	LOW-RISE TOWNHOUSE NORTH VANCOUVER BC  <p>COMING SOON</p> <ul style="list-style-type: none"> Multifamily / Townhouse Site Rental Bonus Density Potential 72,000 SF to 164,000 SF Buildable 1.2 - 1.75 FSR [RAMAN BAYANZADEH, POURIA NIKRAVAN] 	21 TOWNHOUSE DEVELOPMENT BURNABY BC  <p>FOR SALE</p> <ul style="list-style-type: none"> Burnaby/Edmonds Area Total Lot Size: 26,250 SF FAR 0.9 (23,640 SF Buildable) \$7,500,000 <p>[DEAN THOMAS, KEVIN CHIANG]</p>	EAST VAN TOWNHOUSE SITE VANCOUVER BC  <ul style="list-style-type: none"> 15 Townhouses Ceder-Cottage Area DP Ready <p>[SALLY SO]</p>	RESIDENTIAL LOT FOR SALE COQUITLAM BC  <p>FOR SALE</p> <ul style="list-style-type: none"> 4 Single Family Homes Lot size: 10,225 SF Development Permit Ready <p>[KEVIN CHIANG, GRAEME LIN]</p>		
DEVELOPMENT SITE VANCOUVER BC  <p>JUST LISTED</p> <ul style="list-style-type: none"> Prime Corner Location: McGill & Nanaimo Purpose Built Rental Grandview Woodland OCP; 34,300 SF buildable <p>[KEVIN CHIANG, DEAN THOMAS, EUGEN KLEIN]</p>	DEVELOPMENT SITE PORT COQUITLAM BC  <p>COMING SOON</p> <ul style="list-style-type: none"> Potential Mixed Use Mid-Rise Site Close to Downtown Port Coquitlam ~92,000 SF Lot Size <p>[RAMAN BAYANZADEH, POURIA NIKRAVAN, DEAN THOMAS]</p>	RESIDENTIAL LOTS FOR SALE MAPLE RIDGE BC  <p>FOR SALE</p> <ul style="list-style-type: none"> Silver Valley, Family Oriented Community Average Home Size: 4,000 SF to 4,800 SF 8 RS-1B Lots for Sale \$649,000/Lot <p>[DEAN THOMAS, GRAEME LIN]</p>	TOWNHOUSE SITE SURREY BC  <ul style="list-style-type: none"> PLA Ready 60+ Townhouses Great Location <p>[SALLY SO]</p>	TOWNHOUSE DEVELOPMENT SITE BURNABY BC  <ul style="list-style-type: none"> Land Size ~37,000 SF Townhouse Site - Royal Oak Urban Village 5 mins from Metrotown Centre <p>[ERIC WU]</p>		
INDUSTRIAL FOR SALE/LEASE BLAINE WA  <p>70% LESS THAN GVRD INDUSTRIAL LAND PRICES</p> <p>VANCOUVER 1HR NORTH CITY OF BLAINE HWY 543 176TH STREET CANADA/US BORDER SEATTLE 2 HRS SOUTH</p> <ul style="list-style-type: none"> 3.98 to 45 Acres Available; 10,000 SF - 500,000 SF Buildable - Build Ready! 300,000 SF Contiguous Single Site, 1,900' Exposure to Highway I-5 and SR-543 \$230,000 to \$280,000 USD per Acre; \$6.00 - \$7.00 / SF Lease Rate on New Build to Suit Binding Site Plan, Traffic Study, Wetland Mitigation, Army Corps & DOE - All Approved Uses: Tech Campus, Office/Medical, Retail, Manufacturing, Distribution, Warehousing, Cold Storage, Free Trade Zone <p>[EUGEN KLEIN, RAMAN BAYANZADEH, DEAN THOMAS]</p> <p>\$900,000 - \$12,900,000 USD</p>					DEVELOPMENT SITE NEW WESTMINSTER BC  <ul style="list-style-type: none"> Downtown, few mins away from train Frame/Concrete 100ft height 20,000 SF + Land Size <p>[SALLY SO]</p>	TOWNHOUSE DEVELOPMENT BURNABY BC  <ul style="list-style-type: none"> 25,422 SF Land Size; 1.1 FSR Kingsway Ave / Burnaby Edmonds Area Under \$8,000,000 <p>[SALLY SO]</p>
DOWNTOWN HIGH RISE NEW WESTMINSTER BC  <ul style="list-style-type: none"> Block Away from New Westminster Station Over 190,000 SF Buildable Full Package Available <p>[SALLY SO]</p> <p>CALL FOR PACKAGE</p>			MOBILE HOME PARK FOR SALE MACKENZIE BC  <ul style="list-style-type: none"> 120 Pads, 14% Potential Cap, 7% Current Close to Town Centre, Town Services Full Package Available \$2,400,000 <p>[EUGEN KLEIN]</p>			
MULTIFAMILY FOR SALE 100 MILE HOUSE BC  <ul style="list-style-type: none"> 33 Unit Stratified Unit Investment 1/2 Bachelor + 1/2 Bedroom Mix 6.5% Cap Rate, 1 Vacancy \$2,750,000 <p>[EUGEN KLEIN]</p>	MOBILE HOME PARK DEVELOPMENT PORT EDWARD BC  <ul style="list-style-type: none"> 70+ MHP & 25+ RV Rental Lots High Demand (Avg. \$550 / Pad) Projected 40+% Return, Won't Last! \$1,988,000 <p>[EUGEN KLEIN]</p>	MOBILE HOME PARK FOR SALE ROCK CREEK BC  <ul style="list-style-type: none"> 3.19 Acres, 15 Pads, No Vacancy Low Maintenance, Ideal Retirement Home 9.1 Cap Rate \$549,000 <p>[EUGEN KLEIN]</p>	MHP & LAND FOR SALE CAMPBELL RIVER BC  <p>JUST LISTED</p> <ul style="list-style-type: none"> Combination Sale: 23 Pad MHP, Fully Occupied 66 Pad Expansion / Plans Completed City: Water, Sewer, Garbage Collection \$2,700,000 	MOBILE HOME PARK FOR SALE COURTENAY BC  <ul style="list-style-type: none"> 3 Acres 25 Pads / 2 RV Sites / 1 Cabin (2 Suites) City Water, Sewer & Garbage Collection \$3,250,000 <p>[EUGEN KLEIN]</p>		
MOBILE HOME PARK FOR SALE FORT ST. JOHN BC  <ul style="list-style-type: none"> 34.5 Acres, 70 Mobile Home Pads/14 RV Pads Expansion Potential, No Vacancy Close to Downtown \$3,750,000 <p>[EUGEN KLEIN]</p>	COMMERCIAL DEVELOPMENT LAND QUESNEL BC  <ul style="list-style-type: none"> Priced Below Assessment 1 to 12.25 Acre Parcels Prime Business District \$200,000 - \$1.2M <p>[EUGEN KLEIN]</p>	RESIDENTIAL DEVELOPMENT LAND QUESNEL BC  <ul style="list-style-type: none"> Priced Below Assessment; \$5,000 / lot Multifamily, Condominium & Single Family Home Development Potential \$450,000 - \$2.5M <p>[EUGEN KLEIN]</p>				

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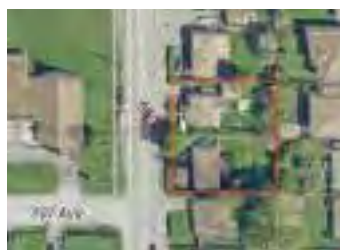
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COVER | Virtual reality allows fine-tuning of a project from the construction site to the finishing details – and the marketing

By **SUSAN M. BOYCE**
wieditor@biv.com

A cutting edge-tech tool that sounded like pure science fiction only a few years ago, virtual reality (VR) and augmented reality (AR) are rapidly becoming the de facto standard in real estate marketing.

VR is evolving so rapidly that it seems the construction industries are discovering new possibilities almost daily.

Dogu Taskiran, CEO of **Stambol Studios**, believes the health sciences will become one of VR's largest markets. Stambol Studios is the company behind a virtual depiction of Surrey's Health and Technology District, an eight-building campus located in the city's new downtown.

"You can't showcase an entire district when there's only one building complete and a second one just started – which was the case when we got involved in 2017," he said. "We built an app that encompasses the first five buildings – the architects haven't designed the final three yet or we would have included them as well."

Since any environment can be replicated in the virtual world, **Jamie Henry** from **Draft on Site Design Studio**, said hospitals and medical training facilities are just one example of companies potentially saving hundreds of thousands of dollars by eliminating the "if only we'd realized this ahead of

time" syndrome.

"We can create a virtual operating theatre where doctors can walk round the space, use the equipment to make sure every piece of equipment fits and is located in the correct location."

Opened in May, the company's new office will have a state-of-the-art, 35 by 35-foot VR studio where clients can experience anything from a studio condo to an entire university campus.

"And think about how a fitness facility could use VR to differentiate themselves," Taskiran added. "Their clients could take part in the Tour de France or an IronMan marathon. It makes fitness fun and adds value without taking up extra space."

David Li, co-founder of **uForis VR**, said virtual reality's ability to completely immerse participants into an environment is going to become indispensable as a tool for interior designers in commercial real estate development, right down to the type of natural light a building will receive.

"For example, a gym might want morning light to be more inspiring while a pub with a patio might need more afternoon and early-evening light to attract the after-work crowd. Using virtual reality, we can dial it in as specifically as a certain day to see what mood the natural light will create – a big advance on guestimating the natural light a south-facing location on a slope would receive."

Now under construction in Chilliwack, **Molson's** newest



Dogu Taskiran and Mehmet Taskiran are brothers, and partners in Stambol Studios. Virtual-reality goggles allow a super-realistic walk-through before a building is even started. | CHUNG CHOW

450,000-square-foot brewery began life in VR where senior management were able to weigh in on how the structure's systems integrated – or not.

"It gave the team an opportunity to identify areas that could be improved and confirm details that worked," said **Bill Tucker**, CEO at **Omicron**. "For example, on paper or another 2D representation, it could appear there's plenty of space to move product along a corridor. But when you 'walk' through that corridor, you might discover it's actually not quite wide enough."

Many in the multi-family marketing sector have already embraced VR. "Presentation



Virtual reality is helping design and market key components of the Lark Group's Health and Technology District in Surrey, an eight-building commercial complex. | CHUNG CHOW

centres are costly to build – easily \$200,000 to \$300,000, even more for a high-end project," Taskiran noted. "That's an investment with a limited lifespan and is only available to consumers during certain hours. With virtual reality, you have an open house available to anyone, anywhere in the world. It's accessible 24-7, costs a fraction of the price and can be updated on the fly." As a bonus, if a Vancouver developer decided to open a second presentation centre outside the Lower Mainland (or vice versa), there's no expensive second scale model required – in fact, there's no expensive scale model required, period.

In Abbotsford, B.C.'s second Canuck Place Children's Hospice saw a creative opportunity to integrate ongoing fundraising into its existing VR tool box. "Potential donors can tour the facility without intruding into families' privacy. The experience of what Canuck Place does can be almost impossible to understand without 'being there,'" said **Brett Youngberg**, general manager of **SeeVirtual Marketing & Photography**, adding that it took just over a week to create a virtual model of the approximately 40,000-square-foot children's hospice.

"Virtual reality is no longer science fiction, it's science fact – a story that needs to be told," Tucker said. "I believe that in the not-so-distant future, every builder and developer will use this tool because it just makes good sense."

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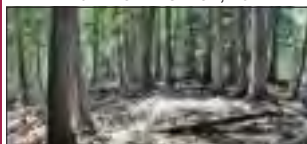
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Demand curve seduces developers into high-end rentals

FEATURE | Amenity-rich residential projects are aimed at the growing number of Western Canadians who prefer to rent rather than buy

By **SUSAN M. BOYCE**
wieditor@biv.com

In a market plagued with a chronic undersupply of rental accommodation, soaring land costs, and consumer demand for a home with all the bells and whistles, some developers and investors are taking a second look at purpose-built rental towers.

But make no mistake, these rentals are a far cry from the cramped apartments with cheap linoleum and shared laundry that were the de facto standard not so long ago. Today's rentals are contemporary, well appointed, and often include on-site amenities to rival market condominiums.

Jason Turcotte, vice-president of development at **Cressey**, said there are two primary drivers to this renewed interest in purpose-built rentals – and they're at opposite ends of the age spectrum.

"First there are the Millennials who have high expectations of everything and aren't willing to wait or compromise," Turcotte said. "Many have well-paying jobs so they can handle a mortgage payment – they just don't have the money for a down payment on a market condo. On the flip side is the older demographic who have realized huge gains from selling their family home but don't want to reinvest all of it into a condo. They'd rather travel, relax and keep their options open."

Industry watchers agree that condo-style amenities are



Luxury condo-like amenities, such as the rooftop lounge at the Excelsior rental tower in Seattle by Cressey, reflect what developers plan to bring into the Vancouver rental market. | CRESSEY

emerging as a significant design trend in new rental buildings.

"People today are busy," said **Daryl Simpson**, senior vice-president with **Bosa Properties**, the company currently developing a rental tower at Pendrell and Davie in the heart of Vancouver's West End. "So we focus on amenities that make tenants' lives easier – things like refrigerated food lockers, parcel delivery service, dog and car wash stations – features that are especially important in a world-class urban environment like Vancouver."

"The economics, though, can definitely be challenging," said **Brent Sawchyn**, principal of **PC Urban Properties**. "The approval process is just as long for a rental building as it is for market condominiums, construction and

land prices are constantly rising, and in Canada we haven't had the government policies to encourage rentals that you see in the States. Since the MURB [Multiple-Unit Residential Building] program ended in the late 1980s, there has been virtually no new product because it's been far more lucrative to build sale product."

Chris Colbeck, vice-president of sales and marketing with **Townline**, adds that south of the 49th in urban centres like Los Angeles, where the company currently has two rental towers under construction, high-end rental towers are the norm. That's a trend he sees moving north and bringing advantages for both tenants and landlords with it.

"New inventory with premium finishings gives the ability to charge premium rents. And those

New inventory with premium finishings gives the ability to charge premium rents

CHRIS COLBECK,
VICE-PRESIDENT OF SALES AND
MARKETING, TOWNLINE



tenants benefit from certainty of term – there's no risk the owner will suddenly decide to sell their investment suite."

Rental trend

Turcotte said there is also a

growing number of people who have no desire to own their home and are perfectly content to be permanent renters – a prevalent, well accepted lifestyle choice throughout Europe and many parts of the United States. What they do want are amenities – lots of amenities that replicate the ambience of a high-end hotel. "These tenants want social lounges, games rooms, concierge service, and multiple fitness facilities," he said.

"It's human nature to hang out in a social space with other people, so at Cressey we've invested a lot of time looking at the way tenants behave in common spaces. It's surprising how often you'll see people just reading or working on their laptop without any need to constantly be interacting with each other." Counter intuitively, this turns out to be a factor that encourages a neighbourhood vibe. "It's amazing how often people who live in a condo don't actually know their neighbours. By creating buildings that feel more like a university campus you build a sense of community."

David Hutniak, CEO of **LandlordBC**, said he's also seeing more new rental properties being built with amenities that mirror those found in market condos. "Ultimately it's driven by economics. The added value these amenities bring can help attract tenants with higher incomes, but ultimately we need so many more rentals here – rentals that are aimed at local incomes. It's just that simple."



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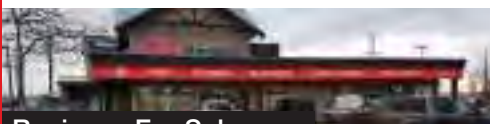


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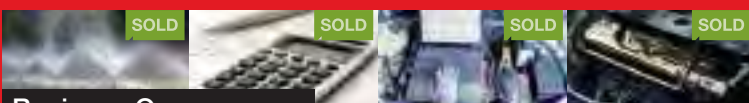
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Metro land squeeze pressures developers and investors

FEATURE | As more than 3,700 people move in every month, Metro Vancouver faces a historic land use challenge, the Vancouver Real Estate Forum told

By **PETER MITHAM**
wieditor@biv.com

Vancouver's real estate market has always been driven by two groups: those who want to get in, and the insiders who want to make money. Sometimes the relationship between the two is symbiotic, and other times it's one of codependency.

But these days, both groups are scrambling as affordability and profit become ever more elusive for both landowners and those looking to secure properties as owners or tenants.

"It's the revenue that's been propelling this forward," **David Wesik**, executive vice-president with **Wesgroup Properties LP**, told the Vancouver Real Estate Forum in late April. "[But] everything's gotten harder: the cost story, the approval timelines, carrying costs, available liquidity."

There's little relief in sight. The province's latest inventory of major projects reports \$75 billion worth of development on the go, with some of the biggest projects yet to start. These include \$12 billion worth of infrastructure critical to the ongoing growth of the region: two rapid transit projects and two bridges.

Meanwhile, the people keep coming, upping the pressure on cities and developers to keep pace.

Metro Vancouver welcomes an average of 45,000 newcomers a year, and rising federal immigration targets won't reduce

that number. Moreover, the region faces severe land constraints on account of both geography – mountains, farmland and water – and planning policies that restrict urban sprawl in favour of compact development.

"Can Vancouver's barriers to development be overcome? I think the simple answer is 'No,'" said **Darren Kwiatkowski**, executive vice-president with **Shape Properties Corp.**

Kwiatkowski pointed out that Metro Vancouver planners want to house 68 per cent of the region's next million people in one of the region's 23 regional town centres and high-frequency transit nodes. Combined with demand job space at these same nodes, there's incredible pressure on relatively small patches of land.

These town centres are, by definition, established hubs, which means that any new density is going to cause disruption, invite pushback from local residents and generally face longer approval times and greater holding costs.

"We actually picked a pretty terrible place to have up to three million [people]," quipped Wesik.

The saving grace for Wesgroup is diversification, which meshes with the broad needs of the region as growth continues, but also frees it from being dependent on quick successes in any one neighbourhood.

The approach supports Wesgroup's plan to grow its income-producing portfolio of residential and commercial properties from



Cranes above "the Amazing Brentwood": Metro Vancouver planners want to house 68 per cent of the region's next million people in one of the region's 23 regional town centres, including Brentwood in Burnaby and Oakridge in Vancouver. | CHUNG CHOW

2.8 million square feet today to 8.5 million square feet by 2035.

"How we'll be able to do that is through our land bank," Wesik said. "It's over eight million square feet of density."

Wesgroup continues to build out the River District in south Vancouver, which will ultimately be home to 10,000 people and a mix of businesses, while in New Westminster it's completing work on the Brewery District, a mixed-use redevelopment of the former **Labatt Breweries** site. Pacific Link Industrial Park in Surrey and 200th Street Business Park in Langley provide jobs space south of the Fraser within

Can Vancouver's barriers to development be overcome? I think the simple answer is 'No'

DARREN KWIATKOWSKI,
EXECUTIVE VICE-PRESIDENT,
SHAPE PROPERTIES CORP.



reach of key population centres and transportation networks.

Wesgroup plans a similarly diverse approach with future projects, including River Road North,

a 370,000-square-foot industrial development in Delta, as well as 11 King Edward Avenue in Coquitlam and a three-phase industrial project at 3311 Mt. Lehman Road in Abbotsford.

"The key raw material needed to develop anything in this region is land, and we have a lot of it," Wesik said.

Looking to the ALR

Other developers could benefit from a discussion on the future of the Agricultural Land Reserve, and whether food production is the best use for 20 per cent of the region's land base.

Vancouver chief planner **Gil Kelley** said the real challenge for developers is overcoming opposition to infill development by showing that it can benefit communities.

Kelley said Vancouver is trying to deliver "community benefits in a more timely manner and in a more direct manner into those neighbourhoods so that people are actually feeling it's OK to have the impact [of development] because they're having benefits out of it."

Kelley said multi-family projects, particularly rental, are a civic priority for Vancouver, and that makes sense for Kwiatkowski. They're the one variable that gives developers leeway to be price-takers, he said.

Shape is developing 253 rental units at Brentwood, and will launch another 250 at its Lougheed site. ■

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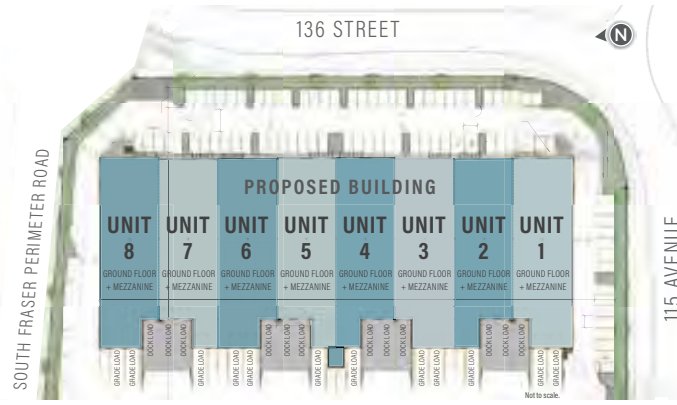
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Pooling funds can deliver startling real estate returns

FEATURE | Vehicles like investment syndicates and limited partnerships have delivered substantial real estate yields to participants, often with minimum buy-ins from \$25,000

By **FRANK O'BRIEN**
fobrien@biv.com

Many would-be real estate investors have remained on the sidelines as real estate values skyrocketed over the past few years. Hampered by the need for a hefty down payment or a lack of time and knowledge, they watched as others – from foreign investors to their closest neighbours – reaped double-digit returns from property investments.

Yet there are ways for even small investors to share in real estate yields, both in Canada and in foreign countries, with little money or hands-on management.

This is through participating in proven syndicated investment groups or limited liability partnerships where individuals pool their money with other investors to leverage the purchase and potential of real estate.

North Vancouver-based **Western Wealth Capital (WWC)** is now the third-largest landlord in Phoenix, the fast-growing capital of Arizona, and the company is expanding into Texas.

"We are generating annualized returns of more than 20 per cent," said **Janet Trpin-LePage**, president of Western Wealth Capital.

WWC has acquired 41 multi-family communities since the company's inception in 2011, with the majority of transactions completed in the last three years. The total purchase-price value of all



Example: Western Wealth Capital of North Vancouver bought this Arizona rental apartment complex for US\$15.6 million in 2015 and sold it recently for US\$22.1 million. Investors received a net annualized return of 35.95 per cent. | WESTERN WEALTH CAPITAL

WWC acquisitions is US\$661.5 million. Its current portfolio, net of divestments, includes 28 rental buildings with 5,975 units.

Western Wealth Capital strategy is to acquire undervalued multi-family rental properties; allocate capital for improvements; optimize operations to increase the asset's net cash flow and valuation; refinance to return equity to investors; and, when appropriate, sell the building for a profit.

"We go where the jobs grow," Trpin-LePage explained.

Like most foreign investors, WWC also puts a premium on business-friendly jurisdictions that attract diversified industries and corporate relocations or expansions.

On a typical WWC equity raise, two-thirds of investors are Canadian (the majority from B.C.) and

a third are U.S. residents. For some acquisitions the percentage can be 100 per cent Canadian.

So far, WWC has bought, improved and sold 13 properties. The average annualized return has been 34.08 per cent.

Oh, so now we're interested.

Here is an example of a previous WWC investment:

Trails@Harris: WWC purchased this 216-unit Mesa, Arizona, multi-family building in 2015 for US\$15.6 million. WWC sold it this year for US\$22.1 million. WWC investors received a net annualized return of 35.95 per cent.

Here is a current example of a WWC opportunity:

In February, WWC acquired a 552-unit apartment and townhome community, the Carlyle in suburban Phoenix, for \$90 million. WWC believes there are many



Example: B.C. Performing Equity Ltd. sold out the Lauren condo tower in Squamish and is projecting a 40 per cent return for limited partner investors within 22 months. | PERFORMING EQUITY LTD.

opportunities to unlock value at the Carlyle through improvements and rent increases. Minimum investment is US\$25,000.

Island land play

Vancouver-based **Performing Equity Ltd.** is a limited partnership that invests in condominium and developments in Canada, the U.S. and Mexico. It recently completed the sold-out Lauren condo project in Squamish, where the projected returns for investors are 40 per cent in about 22 months.

Performing Equity has a unique structure weighted towards the investor partners who can get in at a \$25,000 entry point in most projects.

"There is no markup," said **John Murphy**, head of sales and marketing for Performing Equity. This is unusual in limited partnerships, which normally charge substantial fees up-front, or an acquisition fee.

Performing Equity has a second condo project, Park Place, underway at Squamish and also a land development investment, Shawnigan Heights, on Vancouver Island just north of Victoria near Shawnigan Lake. An 8.3-acre site has been purchased for \$2.1 million as the third phase in the subdivision. The plan is to divide the land into 15 building lots and sell them for up to \$190,000 each. The offering is \$2.5 million with 25,000 partnership units on a 21-month investment horizon. Pre-sales begin this September.

Investors are advised to have their lawyer check out a potential investment syndicate or limited partnership before they invest. The best offer a chance to share in substantial real estate returns. ■

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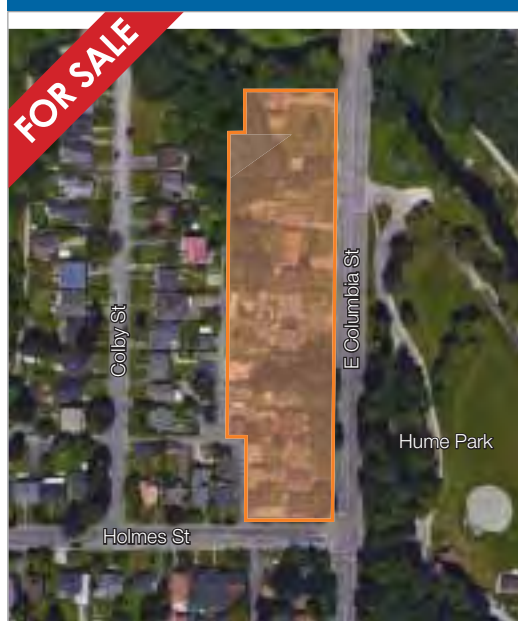
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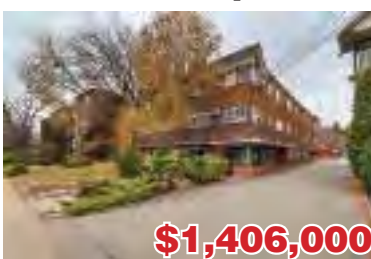
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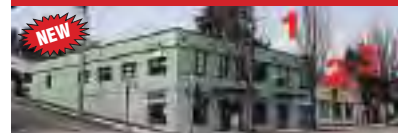
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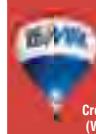
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B.C. | WHAT'S HAPPENING

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From the web page rew.ca/insights, visitors simply type in an address and instantly access property and market information that's important to them.

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"Our goal at Real Estate Wire is to empower Canadians with relevant information and data transparency – the same transparency enjoyed in other markets," said **Ian Martin**, director of industry relations at REW.

"REW's new feature is an excellent resource and will offer potential buyers and sellers precisely the information they will need," said **Michael Geller**, a Vancouver-based real

estate consultant. "I'm a big supporter of having a local Canadian company take the lead on this type of initiative, especially when it's available to everyone."

Real Estate Wire is a real estate marketplace and information hub in British Columbia and Ontario.

"Whether you're buying, selling, learning or simply perusing, REW provides a fast and easy home search experience," Martin said.

Notley confident on pipeline start

Alberta Premier **Rachel Notley** has said discussions between the province, federal government and **Kinder Morgan Inc.** are progressing and that she's confident construction on the \$7.4 billion Trans Mountain oil pipeline expansion project in B.C. will be "getting back on track this summer."

"Ottawa is very serious and in determined discussions with Alberta and with Kinder Morgan," Notley told reporters in Edmonton last month.

Notley said Alberta will continue to "put the pressure on" the British Columbia provincial government as it continues to oppose the expansion project.

Home-grow ban sought by CREA

The **Canadian Real Estate Association (CREA)** is urging



Ottawa to put the brakes on letting people grow pot at home until it can better regulate it to prevent property damage and higher risks of crime and fires.

The federal government wants to make pot legal to buy, grow and sell across the country by this summer.

The marijuana legalization bill would allow individuals to grow up to four pot plants at home as long as they are below a certain height, but CREA CEO **Michael Bourque** says there are too many risks from home grow-ops that haven't been addressed yet.

The question of consuming pot in home residences has also raised the ire of some landlords, who want the right to immediately ban the use of pot in rental properties when recreational weed is legalized.

The marijuana legalization bill, C-45, will allow Canadians the right to grow pot, but each province and territory is developing its own legal framework.

British Columbia will allow home cultivation but the plants must not be visible to neighbours. ■

Amazon leases a third of new Vancouver Post office space



The old Vancouver post office is being remade as a mixed-use commercial and residential complex, the Post. | QUADREAL

Tech and retail giant **Amazon** has taken 416,000 square feet at the site of the vacant former Vancouver post office, which **QuadReal** is developing into a large mixed-use project.

Amazon's lease will account for 35 per cent of the 1.13 million square feet of office space in the Post development on West Georgia Street on the eastern edge of downtown.

Amazon's expansion will see its B.C. workforce swell to more than 5,000. The Post space will be the Seattle-based company's third major office in downtown Vancouver, where it currently employs more than 1,000 people.

A press conference announcing the deal attracted Prime Minister **Justin Trudeau** and Vancouver Mayor **Gregor Robertson**. The prime minister thanked Amazon for committing to bring thousands of jobs to Canada.

Mayor Robertson highlighted ongoing efforts to improve

transportation links between Vancouver and Seattle as directly benefiting many Pacific Northwest businesses. Those links include the recent launch of direct seaplane flights between the cities' harbours and the potential installation of high-speed rail linking the two.

The Post, to complete in 2023, is "one of the most ambitious heritage redevelopments in Canada's history," said **Remco Daal**, president, Canadian real estate, for QuadReal. It will also offer the largest column-free floor plans in downtown Vancouver, he added.

Amazon's current Vancouver offices are located at Telus Garden, with an additional announcement last November of 150,000 square feet in the planned **Oxford Properties** office tower at 402 Dunsmuir Street, which opens in 2020.

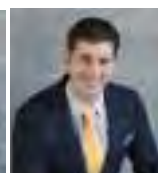
Amazon spokesman **Adam Sedo** said the company also leases over 80,000 square feet through **WeWork** in the Bental Centre. ■



250 - 486 - 4282 | info@teamgreen.ca | teamgreen.ca



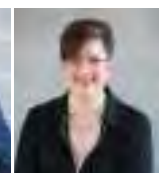
Keith Jakes*



John Green*



Bruce Dilley



Natasha Badger
Unlicensed Assistant

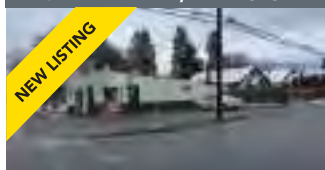
SOUTH OKANAGAN'S

#1

COMMERCIAL TEAM

Based on 2016 MLS Statistic Report

1196 FAIRVIEW RD, PENTICTON



MLS® 171150 \$820,000.00

- + 0.466 acre lot with older 2 bed house & grocery store
- + High profile corner site development
- + Prime site for multi-family development
- + Possible 10 townhomes
- + Court ordered sale

6422 MAIN ST, OLIVER BC



MLS® 168850 \$595,000.00

- + Prime corner commercial lot, zoned for gas station & convenience store & car wash
- + 0.48 of an acre and is in the incentive zone
- + All city services to lot

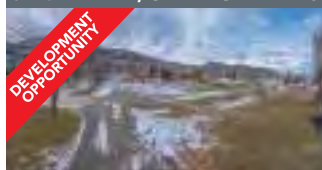
3790 SOUTH MAIN STREET



MLS® 161901 \$5,900,000.00

- + 4.4 acre prime development site adjacent to Skaha Lake
- + Up to 200 units possible
- + Unique and rare multi-family development!

5126 9TH AVE, OKANAGAN FALLS



MLS® 168709 \$1,470,000.00

- + Prime development site of 1.846 acres in the heart of Okanagan Falls
- + Ideal location for condo or multi-family project
- + Just 10 minutes South of Penticton, views of Skaha Lake

6089 MAIN ST, OLIVER BC



MLS® 169445 \$595,000.00

- + Landmark property, 0.593 acres located on the most prominent corner of Oliver B.C.
- + Zoned C3, is very flexible and accommodates commercial and residential development

3202 28TH AVE, VERNON BC



MLS® 170828 \$2,200,000.00

- + Prime Downtown Vernon commercial property
- + 31,000+ sq/ft on 0.54 acres
- + Long term leaseback
- + NOI \$157,000 CAP 7.145%

PRIME LAKE FRONT, OSOYOOS BC



MLS® 170915 \$1,520,000.00

- + Opportunity to acquire unique piece of lake front
- + 4.4 acres with approx. 700 feet of lake frontage
- + Currently zoned RS1, single family residential
- + Extremely private acreage

STRIP MALL PENTICTON, BC



EXCLUSIVE \$3,100,000.00

- + 14,000 sq/ft strip mall on 1.2 acres
- + Prime location adjacent to major shopping centre
- + Fully Leased, N.O.I. of \$188,000
- + Zoning allows for residential and commercial

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Garry Hovius

Email: ghovius@remax.net

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604.793.3404

Off: 604.798.7030

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Call Garry or Rita to make an appointment

46440 Strathcona Rd., Chilliwack

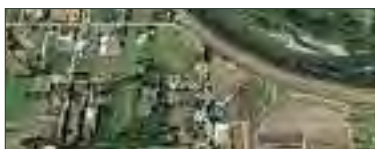


Prime development land
.322 acres/105.40 frontage

Located across from Elementary school.
Recent newly developed homes on street.
Older 4 bdrm, 2 storey owner occupied.
Desirable family area

\$1,000,000 **MLS #R2262269**

41844 No. 3 Road, Yarrow



**6.48 acres of
flat commercial
land. Excellent
frontage.**



Vacant, cleared land with chain link fence surround property. This property is zoned CSM. Located btwn Chilliwack and Abbotsford. See City of Chilliwack Zoning Bylaw section 10 - Commercial Zones. Rezoning may be possible.

\$5,500,000 **MLS #C8016614**

9760 Young Rd., Chilliwack



**Rectangle .44 acre lot,
104 foot frontage w/back lane**

3 bdrm home with new \$7,500 furnace
\$2,400 on demand hot water tank
\$10,000 leaf guard gutters
Owner occupied. Easy freeway access.

\$1,500,000 **MLS #R2255003**

MOBILE HOME PARKS

Park Owners thinking of selling and looking for a market evaluation of your park? Give me a call to discuss options. I have qualified buyers looking to purchase.

Parks available or coming soon:

- South Okanagan parks \$1.85M to \$3M
- East Kootenay city serviced parks \$800K to 1.1M
- Clearwater - 36 pads, house on 130 acres 6.9% cap Asking 1.7M
- Alberta: Grande Prairie 65 pad city serviced. Asking 3.79M 6.4% cap
- 8 pad park City Serviced. All owner occupied units. Very low rents. No rent controls. Tenants pay the all utilities. No manager required. \$300k Firm
- Fraser Valley RV Campground: Beautiful level, forested 17 acres, 142 sites (85 sites plus are long term customers) plus group sites, two cottages, residence/office/store, outdoor pool and rec room, shop and equipment. Asking \$8,500,000. 2018 Gross income on track for over \$600K

WATERFRONT - HARRISON HOT SPRINGS



Fantastic 1/2 acre level waterfront home 1.5 hours from Vancouver on beautiful Harrison Lake. 200 ft. beach with docks and launch. Too much to list so go to website for info and drone footage. Asking 2.39M

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Cell: **604-897-0260**



GLENAYRE REALTY
CHILLIWACK

Development Opportunities



5518 Vedder Road
45635 Marie Avenue

Retail and Residential property for Sale - Development Potential! 19,270 Sq. Ft. of Land including a 4,000 Sq. Ft. Commercial building and a 4 Bedroom 2 Bathroom Home. Prime location. CS1 & R1A Zoning.

\$1,999,000.00

Business for Sale

NEW **Liquor Store
for Sale**

Abbotsford

Well established liquor store located in the popular Auguston Community. Substantial development potential in the area which will bring tons of business growth! Turn key operation and very easy to manage!

\$819,900.00

Commercial Investment

9361 Mill Street FOR SALE



2 story residential/commercial building on a 4,440 Sq.Ft. lot on popular Mill St. in the heart of Downtown Chilliwack. Beautiful modern/vintage style building completely renovated in 2015. 3 ground floor commercial units plus 3 residential units on the second floor with a gross building area of 7,320 Sq. Ft. Lots of parking in the back. Tons of foot traffic. C3 Zoning.

\$2.8 Million



#406-8705 Young Road FOR SALE / LEASE

1,081 Sq. Ft. Storefront plus warehouse unit located on busy Young Road in Chilliwack. CSM Zoning.

Lots of parking.

Join restaurants, fitness center, doctors clinic and more!

\$15/Sq. Ft. OR \$299,900.00



#103-104 8705 Young Road Chilliwack

1,555 Sq. Ft. Retail/Office Unit for Sale. Ground floor unit. Currently occupied by a Family Medical Clinic; Would be great for a physiotherapy clinic, massage therapy clinic or a Doctor. This unit shows like new. Located in a high traffic count area with lots of parking.

\$550,000.00



3690 Townline Road Abbotsford

Perfect opportunity to open your business and own a strata unit in popular Gian's Business Center.

1,420 Sq. Ft. @ **\$724,200.00**

1,655 Sq. Ft. @ **\$844,050.00**

1,379 Sq. Ft. @ **\$703,290.00**



Retail Building For Sale

5,184 Square foot Building on a 10,000 square foot lot.

High Traffic Area with Excellent development opportunity.

CS1 Zoning.

\$799,900.00

WATERFRONT INVESTMENT HOME & COTTAGE



- 2400 sqft, beautiful 5 bedroom, 5 ensuite, plus main bath (former care home)
- Ideal for B&B as well
- Separate self-contained cottage
- Gorgeous private walk on waterfront
- Tremendous income potential

Greg Buchanan & Ron Williams
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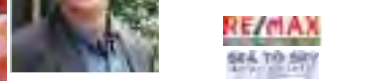
#7-1100 Millar Creek Road Whistler, BC

- Rare opportunity to purchase our own commercial space in Whistler BC.
- Currently vacant and ready for your small business plans.
- 457 sq.ft. + large fenced yard.
- Was a Vet clinic for many years - interior demising walls in place.

\$275,000.00

'Your Whistler/Pemberton Connection'

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SUNSHINE COAST OPPORTUNITIES

BUSINESS FOR SALE

"REFLECTIONS" BED & BATH COLLECTIONS"

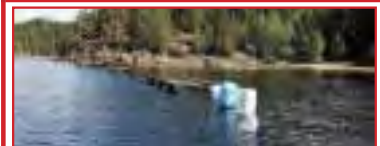
\$150,000

Long established, unique retail with wonderful collection of quality products. Easy street access, high foot traffic in an area of other coastal shops and restaurants. Call Terry for more details on this coastal business lifestyle!

The Brackett Group, Terry & Pam Brackett
REMAX Oceanview Realty, Sechelt, BC
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604-989-9865 Cell
terry@thebrackettgroup.com
pam@thebrackettgroup.com



POWELL RIVER OPPORTUNITIES



AQUACULTURE LEASE

9 acre water lot lease with aquaculture license in Lancelot Inlet, Okeover Arm. Includes 0.74 acre uplands lease with residence, crew quarters, workshop, equipment storage and dock. Boat access about 10 minutes from Okeover Harbour.

\$229,900



16 UNIT APARTMENT BUILDING

Fully leased, long term tenants. Well-maintained, newer roof. Many units fully renovated. 5.55% cap rate at asking price. **\$1,650,000**



AIRPORT BUSINESS PARK LEASE SPACE

Several office & shop bay units available. Ranging from 600 - 5000 sqft. Well-maintained building. Close to airport and downtown.

Go to http://warrenbehan.com/for-lease/ for more details



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PRIME KELOWNA PROPERTY!



Central shopping location. 22,240 sq.ft. leasable. Highly visible building with frontages on busy Highway 97N & Enterprise Way. Across from Dilworth Shopping Centre (Staples, Boston Pizza, Safeway, etc), near Canadian Tire, Costco, Home Depot & the Auto malls. 1.58 acre zoned C4 & C10. Site coverage 25%. Fully leased with holding income of \$336,000 + Triple Net. Easy to manage. \$6,500,000. Small trades welcome. Call Gary (owner) 250-979-8200

"SUNLUND BY THE SEA"



\$1,500,000

BEAUTIFUL LUND HARBOUR OPPORTUNITY DEVELOP, BUILD, OPERATE or EXPAND!

- Over 3 acres of property steps away from Lund Harbour
- Fully operational / profitable RV resort with 32 RV sites & 2 Cabins with modern amenities including Wi-Fi
- Water and Sewage on Village system (Lund Water District)
- Newly installed concrete driveway entrance.
- Property also includes mobile home, office, shower building, sheds, equipment, 600 amp electrical and internet service.
- No zoning restrictions facilitates open property development
- Opportunity to develop, stratify, build, operate or expand existing business



Jeff Purkiss

jeffpurkiss@royallepage.ca
jeffpurkiss.ca

604-818-8441



Art Deco Office Building for Lease, Sale or Development

In a key location of Downtown Victoria



- Behind the Marriot Hotel / Across from the Chateau Victoria
- Kiddie Corner from the Court House
- Three Blocks from the Empress

You cannot find a Better Location in Victoria

Office Lease: approximately 40,000 ft² of character office space

Development Opportunity: up to 6 to 1 FSR

Text: 604-961-6079

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NORTH ISLAND**THE LAST FRONTIER OF THE ISLAND REAL ESTATE BOOM****12 + Potential 2.5 acre lots****69.2 acres in total****\$389,000****Call LYNN ISKRA****250-230-0402**

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INVESTOR**604.669.8500
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WESTERNINVESTOR.COM**FOR SALE - \$1,490,000**

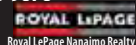
Sub-dividable, level 5.6 acres with community water. Unobstructed Ocean view directly across from the beach on Qualicum Bay. 2100 sqft European style rancher, VIHA approved air tight shop for food manufacturing. Semi-Oceanfront, Zoned RS2 - permitting 1/2 acre lots. Potential to rezone to RECREATION/TOURIST/COMMERCIAL use as outlined in the OCP future land use.

INVESTORS - If you are considering a Commercial Building or Residential Apartment Building investment in Nanaimo, please call for details on my upcoming listings!

Sandy Clark PREC* 250-668-9878

Personal Real Estate Corporation

nanaimoproperty@gmail.com


NAI Commercial
Central Vancouver Island Ltd.

Commercial Real Estate

Opportunities on Vancouver Island**Bob Moss**

bmoss@naicommercial.ca

Scott Forbes

sforbes@naicommercial.ca

Randall Taylor

rtaylor@naicommercial.ca

RESORT DRIVE, PARKSVILLE

Outstanding property in Parksville's popular Ocean Sands Resort!

Business and 3 strata units;
Zoned CS-2. **\$2,300,000.00**

COMPLETE PACKAGE - COOMBS

Retail marine & boat building business, land and buildings, including residence, all on approx. 4.9 acres close to Parksville, zoned C-3.7.

**\$3,900,000.00****UCLUELET
OPPORTUNITY**

.41 acre property on busy Ucluelet thoroughfare with approx. 2,930 sq ft commercial/residential building

**Business,
inventory,
land & building
\$1,200,000.00**

ARROWSMITH MOVING & STORAGE

Well-established business with 1.96 acres of mixed-use land, a 31-unit multi-storage facility, a self-contained office, shop and warehouse in excellent location close to Parksville. Great opportunity!

\$2,495,000.00

BUSINESS OPPORTUNITY - For over 35 years this family business has provided service and repair of tanker trucks and other heavy equipment from its South Nanaimo location. Zoned I-2. **Business only: \$1,900,000**
Business & 3 lots (almost 3 acres) \$4,475,000

TWO COURT ORDERED SALES

**751 Haliburton
Street
Nanaimo**

South Nanaimo location; 11,366 sq ft fully fenced lot with 7,200 sq ft 2-level industrial warehouse. Zoned CC-1. **\$639,900.00**

**135 Prideaux St, Nanaimo
Redevelopment Property**

Located on the edge of the downtown core and Old City Quarter. Four lots totaling approx. 20,855 sq ft. Zoned DT-8. **\$624,900.00**

4401 BOBAN DRIVE, NANAIMO 2.25 acre light industrial property; level, serviced and well-located in north Nanaimo, BC. Direct access to both the Island Parkway and TransCanada Hwy. Includes storage business currently providing "holding income". **\$2,500,000.00**

Ed Williams

250-589-0969 ewilliams@naicommercial.ca

Nick Brown

250-710-3732 nbrown@naicommercial.ca

Associate
Brokers
Cowichan Valley**Sue McKittrick**

Associate Broker | Comox Valley

250-650-8823

smckittrick@naicommercial.ca

**INVESTMENT OPPORTUNITY - 3041 ALLENBY ROAD, DUNCAN**

Four lots, each approx. 150' x 50', all with tenanted houses providing approx. \$2,600/mo income. Excellent location close to Cowichan River and downtown and adjacent to light industrial area. Zoned I-1 Light Industrial **\$700,000.00**

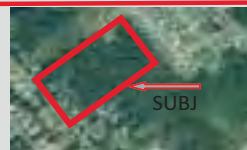
**ONLY A FEW UNITS LEFT AT POPULAR 225 CANADA AVENUE!**

High exposure location in the heart of Duncan. Ample street and City parking, on-site maintenance and management, handicap access. Competitive lease rates. Don't miss out - call Ed or Nick!

CUMBERLAND VILLAGE - 1.84 acres just off main street. Commercial Mixed Use Zoning allows for plenty of commercial and residential uses. Ready to develop! **\$1,490,000.00**

COURTENAY - .2 acre lot zoned MU-2 (Multiple Use Two) with approx. 4,000 sq ft, 2-level building with open plan main level and lower level set up with 8 small offices. **\$899,000.00**

COURT ORDERED SALE - Arden Road, Courtenay
10 acres on 4 titles with CD-19 zoning ready for multi residential development; frontage on Arden Road & 13th Street; all services to lot line or nearby. 3 houses could provide income during pre-construction. **\$2,595,000.00**

**Ed Williams** 250-589-0969**A NEW STANDARD OF EXCELLENCE!****Nick Brown** 250-710-3732

NAI Commercial is pleased to offer for sale this 40,584 sq ft 3-storey building. This excellent investment property is highly visible and strategically located near the intersection of the TransCanada Highway and Trunk Road. Anchor tenants include ScotiaBank, Canadian Back Institute, and Island Beltone Hearing Care Centre.

Building features include:

- ◆ Twin elevators
- ◆ On-site parking for 100 vehicles
- ◆ \$4 million invested in recent upgrades
- ◆ Constructed to LEEDS standards
- ◆ 24-hour security camera system
- ◆ Unfinished units ready for your specifications
- ◆ Wide bright hallways



COWICHAN HEALTH & WEALTH CENTRE
435 TRUNK ROAD, DUNCAN, BC

Units currently for lease:

Unit	Size (sq ft)	Price/sq ft
102	1,628	\$25.00
104	1,541	\$25.00
110	2,385	\$25.00
207	1,533	\$15.00
208	2,176	\$15.00
215	747	\$15.00
216	3,026	\$15.00
219	1,356	\$15.00

WELL-PRICED AT \$10,200,000

NAI Commercial Central Vancouver Island Ltd.
201-155 Skinner Street, Nanaimo, BC V9R 5E8

1-800-769-5757 or 250-753-5757**NAI VanIsle.ca**

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DONE DEALS | OUR READERS REPORT ON COMMERCIAL REAL ESTATE



Hudson's Bay Co. and RioCan REIT will sell HBC's downtown Vancouver flagship store for a reported \$675 million to an undisclosed Asian buyer. | LEONARD WHISTLER

HUDSON'S BAY TO SELL DOWNTOWN VANCOUVER STORE FOR \$675 MILLION

Conditional agreement in place with an "Asian buyer", says Reuters report

The Hudson's Bay Co. (HBC) and joint venture partner RioCan Real Estate Investment Trust have signed a conditional agreement to sell HBC's flagship store in downtown Vancouver for approximately \$675 million to an "Asian buyer," according to a May 7 Reuters report that cited an anonymous source who was said to be familiar with the deal.

HBC and RioCan reported last year that they were seeking a buyer for the iconic flagship store at the corner of Granville and West Georgia streets, following news that the retailer was selling its Lord & Taylor Fifth Avenue store in New York City for about \$1.1 billion.

HBC may have decided sell its New York and Vancouver stores because it wants to monetize its sizable real estate holdings so it can invest in its retail business, which has been under siege from e-commerce giants such as Amazon.com, reports suggest.

As part of its deal to sell its New York store, HBC also partnered with workspace company WeWork to lease a significant slice of that store after the sale closes. HBC would continue to offer retail operations in the rest of the store.

HBC also forged a partnership with WeWork to lease upper floors of its Vancouver flagship store. It would then continue to operate its store on lower floors. ■



Multi-family development site, 116 Street, Edmonton, sold for \$1.65 million. | COLLIER'S INTERNATIONAL



11,530-square-foot banquet hall, Marine Drive, Vancouver, sold for \$6.88 million. | NAI COMMERCIAL

FROM | Colliers International, Edmonton. Colliers agents Jandip Deol, Amit Grover and Brandon Imada report the following sale: **DEAL |** 13,489 square feet, transit-oriented multi-family development site. 116 Street, Edmonton. Price: \$1.65 million.

FROM | NAI Commercial, Vancouver. NAI agents Rick Lui and Jesse Godin sold the following: **DEAL |** 11,530-square-foot banquet hall, zoned for industrial use with potential for office or retail development. Marine Drive, Vancouver. Price: \$6.88 million.

FROM | Avison Young, Vancouver. Avison Young agent Terry Thies brokered the following: **DEAL |** 2,298-square-foot industrial unit at Maplewood Landing, zoned for light industrial use. Dollarton Highway, North Vancouver. Price: \$1.18 million.

Avison agents Russ Bougie and Kevin Kassautzki report the following: **DEAL |** 14,555-square-foot industrial property, occupied by five tenants and acquired by a partial owner-user. Russell Avenue, Burnaby. Price: \$4.72 million.

INVESTMENT OPPORTUNITIES



1801 Bowen Road, Nanaimo
Mixed Commercial Residential
\$2,900,000

Clive Townley 250-405-6264 Jenn Tonsi 250-668-0067



744 Fairview Road, Victoria
Four Industrial Strata Units
\$2,955,000

Clive Townley
250-405-6264

PEMBERTON
HOLMES
COMMERCIAL

RE/MAX
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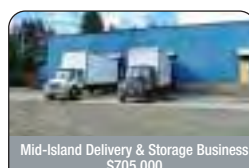
PH 250-751-1223 TF 1-877-335-4380 E jay@jaycousins.com W jaycousins.com

FEATURED PROPERTIES



Busy Corner Location on Island Hwy
Nanaimo - \$625,000

- 1/4 Acre Property with Approx. 1,800 SF Bldg
- Security Fencing and Paved Parking
- Easy Access, Long Term Tenant
- Commercial Neighbours include McDonalds fast food Franchise, Hotel, Gas Station etc.
- Information Portfolio Available



Mid-Island Delivery & Storage Business
\$705,000

- Successful Delivery & Warehousing Service
- Excellent Revenue, Over 12 Years in Business
- Available with a Lease in Place or as a Business w/Buildings & Land for \$1,755,000
- Information Portfolio Available



COURT ORDERED SALE
Port Alberni - \$349,900

- 1.55 Acres of Highway Waterfront Land
- Across from Somass River
- Potential Development could include Condo's, Townhomes, Single Family housing etc.
- Land is Flat, Versatile & Near Amenities
- Information Portfolio Available



1.26 Acre Industrial Property
Upper Langville, BC - \$1,595,000

- Former RV Sales Centre w/3 Buildings on Site
- 653 SF Office, 243 SF Wood Cabin, Approx. 1,200 SF Warehouse and Covered Storage Area
- High Visibility Island Highway Location
- Excellent Phase 1 Environmental Report
- Information Portfolio Available

VANCOUVER ISLAND COMMERCIAL OPPORTUNITIES

RESTAURANT W/BLDG & LAND - DUNCAN, BC
- Indian Style Restaurant with Excellent Reputation
- Upgraded Building & Property
- Over 7 Years in this Location **\$869,000**

MIXED USE PROPERTY - LADYSMITH
- 3 Commercial Tenants & Residential Suite Up
- Good Sized Lot, 100' x 100'
- Circa 1900's w/Stone Upgrades **\$379,000**

LAND & BUILDINGS - CENTRAL NANAIMO
- Former Care Facility, Property Near N.R.G.H.,
- Hospital Urbanized Location
- Information Portfolio Available **\$3,400,000**

DAKOVA SQUARE - DUNCAN
- Suite 102 is 2,890 Sq. Ft. Main Level Unit
- 12 Ft Ceilings, Residential Above
- For Lease @ \$20/SF or For Sale **\$749,900**

NEW COMMERCIAL STRATA UNIT - DUNCAN
- Suite 103 is 3,104 Sq. Ft. Main Level Unit
- 12 Ft Ceilings, Residential Above
- For Lease @ \$20/SF or For Sale **\$799,900**

NEW COMMERCIAL SUITE - DUNCAN
- Suite 101 is 2,287 Sq. Ft. Main Level Unit
- 12 Ft Ceilings, Residential above
- For Lease @ \$20/SF or For Sale **\$594,900**

DELIVERY & STORAGE COMPANY
- 12 Year Highly Successful Mid-Island Operation
- Incl. Trucks, Warehouse & Yard
- Business Only Sale \$705,000 **\$1,755,000**

COMMERCIAL STRATA OFFICE
- 1,040 SF with potential to add an extra 1,000 SF
- Old City Quarter in Nanaimo
- Great Exposure in this Location **\$229,000**

COMMERCIAL ZONED LAND - PARKSVILLE
- 2.7 Acre Corner Location at Entrance to Parksville
- Easy Access, Fenced & Level
- Zoned C1X-1 for many uses **\$1,629,900**

3/4 ACRE PROPERTY W/2 BUILDINGS - Nanaimo
- High Visibility Corner Location across from Major Strip Mall & Gas Station
- Plenty of Parking Available **\$1,200,000**

COFFEE SHOP - DOWNTOWN NANAIMO
- Serious Coffee Franchise w/95 Seats Plus Patio
- New Upgrade, Signage, Staff Place
- Next to Museum Entrance **\$349,000**

BUSINESSES
Baan Do's Specialty Stir Fry \$169,900
38 Seats Plus Patio - Duncan, BC
Baan Do's Too - Beverages & Fast Food Restaurant - Duncan, BC \$49,900
Successful Indian Style Restaurant \$199,000
Licensed w/50 Seats & 24 Seat Patio - Duncan, BC

Wonderful Franchise Opportunity \$379,900
Terrific Family Restaurant w/over 20 Years in High Exposure Free Standing Location - Courtenay, BC

DEALS ACROSS WESTERN CANADA



2,298-square-foot industrial unit at Maplewood Landing, Dollarton Highway, North Vancouver, sold for \$1.18 million. | AVISON YOUNG



14,555-square-foot industrial property acquired by a partial owner-user, Russell Avenue, Burnaby, sold for \$4.72 million. | AVISON YOUNG



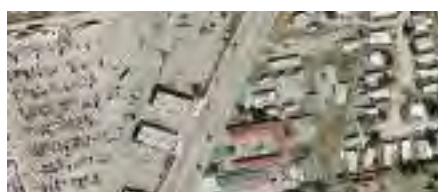
2.38-acre multi-family development site zoned for a minimum of 286 residential units, 208 Street and 80 Avenue, Langley, sold for \$22 million. | FRONTLINE REAL ESTATE SERVICES LTD.



26,319-square-foot land assembly, 53A Avenue, Langley, sold for \$4.16 million. | REGENT PARK REALTY INC.



76-unit apartment complex purchased by Mainstreet Equity Corp, Bateman Crescent, Saskatoon, sold for \$6.72 million. | CBRE EDMONTON



Three motel properties comprising 36 units, Skaha Lake Road, Penticton, sold for \$5 million. | GREEN REAL ESTATE GROUP



Mixed-use Kitsilano retail and residential building, West 4th Avenue, Vancouver, sold for \$4.07 million. | LEE & ASSOCIATES



Strata dissolution sale of 53 units in Vancouver's West End on Alberni Street, sold for \$52 million. | MACDONALD COMMERCIAL REAL ESTATE



22,930-square-foot warehouse zoned for heavy industrial, Webster Road, Delta, sold for \$5.35 million. | CUSHMAN & WAKEFIELD

DONE DEALS | Our monthly feature highlights some of the major property and land transactions across Western Canada's vibrant commercial real estate market

FROM | Frontline Real Estate Services Ltd.

DEAL | 2.38-acre multi-family site in the Yorkson neighbourhood, zoned for a minimum of 286 residential units. 208 Street and 80 Avenue, Langley. Price: \$22 million.

FROM | Regent Park Realty Inc., Vancouver. Regent Park agent Suraj Rai sold the following:

DEAL | 26,319-square-foot land assembly zoned for high-density residential development. 53A Avenue, Langley. Price: \$4.16 million.

FROM | CBRE Edmonton. CBRE agent Bradley Gingerich reports the following:

DEAL | 76-unit apartment complex purchased by Mainstreet Equity Corp. Bateman Crescent, Saskatoon. Price: \$6.72 million.

FROM | Green Real Estate Group, Penticton. Green agent Keith Jakes reports the following:

DEAL | Three motel properties across three acres, of 36 units. Skaha Lake Road, Penticton. Price: \$5 million.

FROM | Lee & Associates, Vancouver. Lee & Associates agent Russell Long brokered:

DEAL | Mixed-use Kitsilano retail and residential building, sold for \$620 per buildable square foot. West 4th Avenue, Vancouver. Price: \$4.07 million.

FROM | Macdonald Commercial Real Estate, Vancouver. Macdonald agents Dan Schulz and Brian Tattre report the following:

DEAL | Strata dissolution sale of 53 units in Vancouver's West End, sold for approximately \$875 per buildable square foot, or the equivalent of \$981,000 per unit. Alberni Street, Vancouver. Price: \$52 million.

FROM | Cushman & Wakefield, Vancouver. Cushman & Wakefield agents Jordan Sengara, Ron Emerson and John Weiss report the following:

DEAL | 22,930-square-foot warehouse building, zoned for heavy industrial use in the Tilbury industrial area. Webster Road, Delta. Price: \$5.35 million.

CLOSED A MAJOR COMMERCIAL DEAL IN WESTERN CANADA? SUBMIT TRANSACTION DEALS AT WWW.WESTERNINVESTOR.COM/DONE-DEALS/DONE-DEALS-FORM

OCEAN VIEW REVENUE PROPERTY FOR SALE

4078 South Island Hwy, Campbell River, BC



- 2 Acres of C-2 property
- 5 patio homes
- Main owners' residence
- 1200 sq. ft. shop
- 6 Homes
- Ocean views
- On Hwy 19A South
- Outbuildings
- C2 Commercial Zoning

Contact: the owners

Andy Schwanicke 250-923-5815

Ed Handja & Shelley McKay

PERSONAL REAL ESTATE CORPORATION

PERSONAL REAL ESTATE CORPORATION

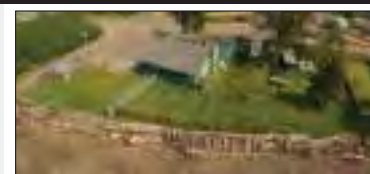
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edhandja@bcoceanfront.com & shelleymckay@bcoceanfront.com



CAMPBELL RIVER DEVELOPMENT OPPORTUNITY
 Exceptional oceanfront development site! 0.83 acre, 250ft oceanfront, unobstructed panoramic ocean views. Zoning will accommodate high density development. Minutes from all essential and convenient services. **\$1,495,000**



YAKOUN RIVER INN
 Popular pub on the oceanfront in Port Clements, Haida Gwaii. 3,300sqft building on a corner location, adjacent to government dock facilities, licensed for 100 patrons. Permitted uses also include lodging. **\$337,500**



PORT ALICE CAMPGROUND
 West coast Vancouver Island. 2.64 acres in 5 titles, ocean views of Neroutsos Inlet. 22 fully-serviced RV sites. 1600sqft building with washrooms, showers, laundry facilities, small café and a reception area. **\$295,000**



ZEBALLOS POST AND BEAM LODGE
 West coast Vancouver Island business opportunity. Full restaurant and bar facilities, 7 guest + manager suite. 6 year old building. Finishing and maintenance required. Currently closed, priced accordingly. **\$300,000**

[www.bcoceanfront.com](http://WWW.BCOCEANFRONT.COM)



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REALTY**

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CHILLIWACK, BC
1-800-830-7175
604-858-7179

bob@bobplowright.com
www.bobplowright.com



FOR LEASE IN CHILLIWACK

FOR SALE

PROFESSIONAL OFFICE SPACE



**RETAIL/OFFICE
LEASE FROM
\$12 to \$16
Per sq. ft. TN**

- Premier professional office space on main access between Sardis and downtown Chilliwack
- Ideal for lawyers, accountants, doctors, dentists, medical services practitioners etc.
- Ground floor space with separate outside entry
- 2nd floor with full elevator access

WAREHOUSE/RETAIL/OFFICE



**WAREHOUSE/
RETAIL @
\$15/SQ FT TN
OFFICE from
\$695/mo gross**

- Lickman Centre caters to small and medium size businesses with access to major roadways
- Retail/Office space from 865 to 2,058 sq. ft.
- Warehouse/Retail space 3,090 sq. ft.
- Furnished Office space from 130 to 290 sq. ft.
- Ample onsite parking

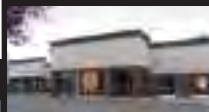
SUCCESSFUL U-VIN/U-BREW



**FOR SALE:
\$124,000**

- Profitable business in Chilliwack
- U-Vin/U-Brew Business with over 20 years of success and growth
- Current gross sales in excess of \$260K

HIGH PROFILE RETAIL



**SALE
\$1,479,000
LEASE FROM
\$12/SF**

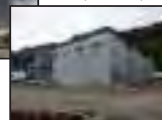
- Lease from 1,581 to 3,316 sf
- Located on busy main road, high visibility
- Wide range of options
- Buy and have your tenants pay the mortgage

INVESTMENT PROPERTY



**FOR
SALE:
\$3,595,000**

BRAND NEW, TILT UP CONSTRUCTION



3 warehouse/mfg units. +/- 9,500 s.f. plus 3 mezz. spaces. +/- 3,300 s.f. Features 26' clear height bays, glazed exterior window fronts suitable for office/display areas. All but one unit leased, rates from \$11 to \$13 TN. ProForma lease income +/- \$160K net per year. Located in HWY 1 Business Park on Progress Way directly north of #1 HWY at Lickman Rd. Interchange

WAREHOUSE SPACE FOR LEASE

43875 Progress Way - 3,253 sq. ft. of new high quality tilt up w/ grade loading, 3 phase & 26' clear height ceilings. **\$13/sq. ft. TN**

RETAIL SPACE FOR LEASE

1810 Agassiz Rosedale HWY 9 - 1,220 sq. ft. high profile in Agassiz, plenty of onsite parking. **\$13/sq. ft. TN**

45300 Luckakuck - 1,200 to 10,600 sq. ft.. New commercial retail centre on main shopping corridor. **From \$13/sq. ft. TN**

46675 Yale Rd. - 1,720 sq. ft. High profile next to IGA Market and liquor store. Doctor, dentists, Pharmacy/retail? **\$10/sq. ft. TN**

7319 Vedder Rd - 1,370 sq. ft. Excellent exposure, onsite parking in Sardis area. **\$12/sq. ft. TN**

7010 Pioneer Ave. - 1,681 sq. ft. High profile in Agassiz. Restaurant, dentist, doctor, lawyer, bookstore? **\$12/sq. ft. TN**

OFFICE SPACE FOR LEASE

46167 Yale Rd. - 612 to 2,289 sq. ft. Downtown location, plenty of onsite parking **\$9.50/sq. ft. TN**

45389 Luckakuck Way 1,474 sq. ft. Includes reception, offices, work area. Lots of parking **\$12/sq. ft. TN**

BRAND NEW RETAIL



- New Hotel/Retail development providing 30,000 sq. ft. of retail space
- Site includes 3 high exposure pad sites and retail units from +/- 1,200 sq. ft. to +/- 10,000 sq. ft.
- Located at the high traffic HWY 1 interchange

LEASE FROM \$18 SQ. FT. TN

RETAIL/OFFICE SPACE



- Prime retail space with high exposure and with some of the highest traffic counts in the Chilliwack area
- Up to 4,280 sf retail space on lower floor
- Office space on 2nd floor

**LEASE FROM
\$6.00/SQ. FT. TN**

RETAIL/WAREHOUSE



- 800 to 2,825 sq. ft.
- Prime retail/warehouse space
- Onsite parking
- Located on High profile corner
- Storefront

**LEASE FROM
\$12.00/SQ. FT. TN**

BRAND NEW RETAIL STRIP CENTRE



**FOR
SALE:
\$3,150,000**

- State of the Art, High Profile, Newly Constructed (2015) Retail Strip Center +/- 12,380 sq. ft.

COMMERCIAL WAREHOUSE BUILDING



**FOR
SALE:
\$2,595,000**

- ATTENTION INVESTORS
- Location Location, bright & spacious tilt up commercial building with onsite parking

INVESTMENT PROPERTIES



**FOR SALE:
\$2,495,000
AGASSIZ**

- High profile retail centre located on #9 HWY
- Long term tenants: Prospera Credit Union, dentist office, national pizza franchise & liquor store
- Room for future mall expansion
- Short distance to Harrison and Chilliwack
- Only mall located in Agassiz/Harrison area



**FOR SALE:
\$1,495,000
ABBOTSFORD**

- Huntingdon Station Sumas Way & 3rd Ave.
- Superior building with 5 units
- High profile, high traffic area near freeway & shops
- Shows a good net profit
- A solid investment with opportunity to increase lease rates to market

OFFICE



- High profile ground level space
- 4,248 sq. ft. Office
- Bright and modern with parking adjacent to bldg
- Lease \$14.00/sf TN

RETAIL UNITS



- Staples Business Depot
- 960 sq. ft. (2 units)
- perfect for retail/service
- Plenty of parking
- Amazing exposure
- Lease from \$22/sf TN

OFFICE



- 2,500 sf ground floor, air conditioned Office
- 6 offices, reception, work area, boardroom, kitchen
- Plenty of onsite parking
- Lease \$16.00/sf TN

WAREHOUSE



- 1,472 sq. ft. Industrial area, 22' clear, rollup door
- Professional 756 sq. ft. Office Space
- Excellent Sardis location
- Lease from \$13.00/s. ft. TN

PRIME INVESTMENT OPPORTUNITY

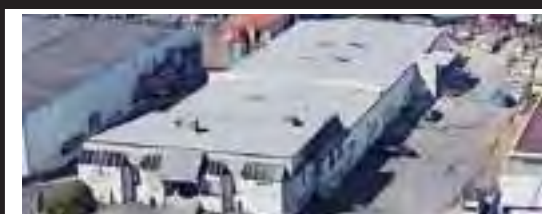


FOR SALE: \$1,250,000

- Located in core of downtown Chilliwack
- 6.25% CAP Rate on asking price

FOR SALE: \$1,495,000 PORT HARDY

- Hub of North Vancouver Island
- Area enjoys tourism and eco-tourism
- Commercial Center for Port McNeill, Port Alice, Winter Harbour and more
- Mix of long term tenants including Scotia Bank, health care office, optometrist, hair salon, restaurant and more
- Property in good condition, new roof in 2008
- Performa CAP Rate 8.49% on asking price



Port Kells Industrial

19,700 sf industrial building with dedicated office space in the front portion. 6 warehouse bays plus large fenced storage yard at the rear a one-acre parcel with M-1A Zoning. Fully leased. Owner may carry some financing or long completion. Call now for details. **Al Bainbridge at 604-533-3491**



27,000 sq ft Industrial Site

Prime Langley

City location! 2 triplex rented buildings on two titles. Call now for details. **Al Bainbridge at 604-789-1804.**
Al Bainbridge at 604-533-3491



Campbell Heights

2.5 acres of industrially designated land near current development. Services are close. The property is flat and clean with no creeks and good soil conditions. Good access with two road frontages. Rented house. A rare opportunity that won't last long so please call **Al Bainbridge at 604-533-3491** and arrange for your personal viewing.

A very unique property!

All set up for farmgate sales. Currently a high volume butcher shop but easily converted to different product. Grow your crop on the 11 acres and sell your product on site. Has a large house, a manufactured home and a barn, shop and several outbuildings. For more information call **Al Bainbridge at 604-533-3491**

Condo Site. Langley City

Designated approx. 75 units per acre. 25,000 sf plus. 2 fourplexes on the property for Revenue until you develop. Ready to develop. This is a highly desirable assembly so call asap.

Al Bainbridge at 604-533-3491

Sold!

Ray Yenkana CCIM, ABR.

REMAX LITTLE OAK **800-668-8661**

rayy@remax.net

www.rayyenkana.com (listing details)

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POSITIVE CASH FLOW PROPERTY,

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I HAVE QUALIFIED BUYERS

FOR LAND AND COMMERCIAL PROPERTIES

WITH REVENUE.

LARGE RESIDENTIAL BUILDING LOT

3/4 acre east side of Abbotsford.

\$499K

Al Bainbridge 604-533-3491

Personal Real Estate Corporation

al@albainbridge.com





Mixed-Use Development Site For Sale

9151 Alexandra Road, Richmond, BC

- 1.923 acres (83,766 SF)
- Adjacent parcels also listed for sale
- Potential to achieve 1.8 FSR
- Directly across from new Central Mall at Garden City with featured retailers at Central Mall include Walmart Supercentre, Marshalls and Bed Bath & Beyond

Asking: \$19,800,000

Rick Lui*, Conor Finucane* & Steven Chen

604 644 6182 | 604 691 6604 | 604 691 6634

rlui@naicommercial.ca | cfinucane@naicommercial.ca | schen@naicommercial.ca



For Sale

Sun Rivers Resort Community

Kamloops, BC

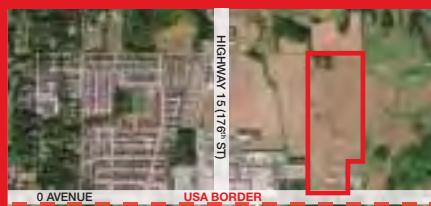
- Over 1,000 units remaining
- Drone video: youtu.be/j2hnRlaVkp4
- Includes 5.59 acres of mixed-use development land

Asking: contact agents

Gary Haukeland* & J-D Murray

gary@naicommercial.ca

jdmurray@naicommercial.ca



Farm, Ranch & Estate

17911-0 Avenue, Surrey, BC

- 55.53 acres in an incredible South Surrey/Hazelmere Valley location
- Holding property with existing revenue stream
- Site is cleared & ready for planting

Asking: \$6,800,000

Chris, Don & Gary

604 534 7974

Toll-Free: 1-800-890-9855



Business For Sale

Ace Hardware, Cloverdale, BC

- 5,492 SF in prime location
- Improvements and equipment valued at \$117,000
- Inventory included \$265,000 ±
- Confidentiality agreement required

Asking: \$499,000

Chris Langhaug & Ted Weibelzahl

604 240 6224 | 604 514 6825

Toll-Free: 1-800-890-9855



Property For Sale

South Surrey Holding Property

2715 - 156th Street, Surrey, BC

- Home on 1 acre with income
- Morgan Crossing Area
- High Growth Area
- Rare Opportunity

Asking: \$4,330,000

Chris Langhaug

604 240 6224

clanghaug@naicommercial.ca



For Lease

Industrial Warehouse/Offices

- Quality complex with extra office space in central Langley location
- Sizes from 7,000 sf to 45,000 sf
- Dock/Grade loading
- Heavy power – 1,600 amps

Lease rates from \$9.75/sf net

Don MacDonald, CCIM

604 514 6824

dmacdonald@naicommercial.ca



2 Self-Storage Properties

Edmonton Area, AB

- 2.35 Acres - 91 Units, 75 RV Parking
- Asking: \$1,250,000**
- 35 Acres - 250 RV Parking
- Asking: \$799,000**

Ken Kiers*

Western Canada's Self-Storage Expert
& Dan Goldstrom (NAI Advent)

604 209 2222

kkiers@naicommercial.ca



2 Strata Units For Sale

19978 72nd Avenue, Langley, BC

- Professionally finished 3rd flr offices on 200th St with easy access to Hwy #1
- Two strata units (949 – 3,669 sf) include reception, private offices, boardrooms, kitchenette, private washroom and open work areas.

Asking: contact agent

Gary Niesner

604 534 7974

garyn@naicommercial.ca

WHERE INVESTORS ARE LOOKING

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IN WESTERN CANADA



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BUYING RETAIL IN CALGARY



SKEENA MILL | 8

FOREIGN BUYER FIGHTING BACK

Chinese businessman claims Prince Rupert land was expropriated illegally and seeks compensation



GROWTH LEADER | 12

EDMONTON HITS A HIGHER GEAR

Led by the industrial sector, Alberta's capital city setting the pace for provincewide recovery

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Nyar Izam is among the happy retailers who purchased space in unique New Horizon Mall | Bud Moore Photography, New Horizon Mall | 10

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FEATURED

For Sale

3946 – 3976 Beach Avenue, Peachland

- Resort/Hotel Site
- 4.1 Acre, tourist commercial zoned land with 800+ feet of beautiful Okanagan Lake front

Asking: \$9,750,000

4740 Trepanier Road, Peachland

- 42.75 acres bordering HWY 97C and Trepanier Creek Greenway
- Zoned A1 and is not in the ALR

Asking: \$1,990,000**Mike Geddes*, B.Comm.**250-878-6687
mike.geddes@naiokanagan.ca

Penticton Motel

68-Room Motel

- Located in a prime tourist area

Asking: \$5,900,000

For Sale

6.5 Acres McBride, BC

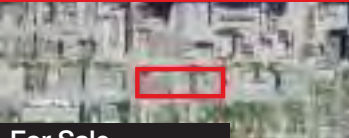
- Hwy 16 frontage. Permitted uses include motel & gasoline service station.

Asking: \$785,000

Self-Storage Site

2295 Shannon Way, West Kelowna

- Third Reading completed
- Rezoning will accommodate a commercial storage and contractor services facility with an ancillary Recreational Vehicle washing station

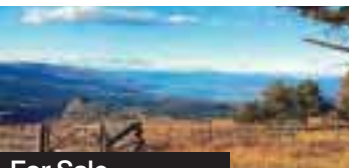
Asking: \$2,950,000**Philip Hare**778-214-2150
philip.hare@naiokanagan.ca

For Sale

550 Doyle Avenue

Kelowna

- Rare 1.644-acre Downtown Kelowna redevelopment site
- Multi-tower, high-rise development opportunity already zoned (C7)
- Proximal to the two largest employment drivers in the Downtown core (IHA and OCI)
- Potential for holding income
- Never before on the market

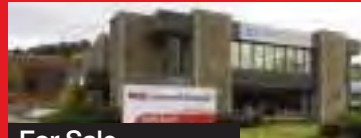
Asking: \$12,700,000

For Sale

Large Ranch Land Opportunity

4502 Pyman Road
Kelowna, BC

- The opportunity is made up of eight (8) individually titled parcels just south / southeast of Black Mountain, to the north of Highway 33
- Eastern boundary of Kelowna
- A rare chance to acquire approximately 1,488 acres of land within close proximity to the City of Kelowna

Asking: \$25,000,000**Mike Geddes*, B.Comm.**250-878-6687
mike.geddes@naiokanagan.ca**Jeff Hancock**250-575-0537
jeff.hancock@naiokanagan.ca

For Sale

705 Laval Crescent, Kamloops

- 1.36 acres; industrial flex building
- 12,000 ft tilt up concrete with 5,900 ft 2nd floor offices
- Great Southgate location

Asking: \$3,150,000

For Lease

463 Dene Drive, Kamloops

- 2 acres; 22,500-sf warehouse
- 14 x 16 doors
- Smaller units available

Lease Rate: \$10.00/sf, triple net

705 Laval Crescent, Kamloops

- 5,900-sf second floor office space
- Sought after Southgate location

Lease Rate: \$10.00/sf, triple net; Est. Operating Expenses \$3.00/sf**Larry Good**250-371-1168
larry.good@naiokanagan.ca

Business For Sale

Sushi Restaurant, Kelowna, BC

- Profitable 70 seat Sushi Restaurant for sale in high traffic location.
- Growing revenue and income.

Asking: \$299,000**Collin Sawatzky, MBA, B.Sc.**250-864-1030
collin.sawatzky@naiokanagan.ca

For Sale

9415 & 9419 Spartan Drive, Osoyoos

- Rare 730 feet of prime development lakeshore on Osoyoos Lake
- 1.913 acres over 3 individual parcels
- Sewer and water available
- Town of Osoyoos supportive of development for low density projects

Asking: \$3,450,000

1290 70th Street SE, Salmon Arm, BC

- Licensed gravel pit operation
- 42.4 acre parcel
- Subdivision potential
- Artesian spring water

Asking: \$2,495,000**Tim Down, AACI, P. App, CAE, RI** | 250-864-9140 | tim.down@naiokanagan.ca

3417 27th Avenue, Vernon, BC

- 7,288-sf warehouse with office
- Residential suite potential
- Loading dock

Reduced: \$499,000

4400 & 4600 Canoe Beach Rd, Salmon Arm

- 8.75-acre development site: two adjacent parcels of 3.75 acres and 5 acres
- R-4 zoning allows for 40 units per hectare

Asking: \$999,000

Hotel Midway/Hot-I Pub & Cafe

607 Fifth Avenue, Midway, BC

- Boutique historic hotel/pub/cafe business
- 6 hotel rooms plus innkeeper suite
- Licensed pub w/108 seats plus 18 seat patio area
- Includes 2 vacant adjacent commercial lots

Asking: \$795,000

*All asterisks indicate Personal Real Estate Corporation

Accelerating success.

Colliers
INTERNATIONAL

Two Apartment Buildings



118 & 124 Redwood Drive, Fruitvale BC

- 52 rental units in two buildings
- 118 Redwood Drive - 28 units
 - 19 two bedroom, 9 single bedroom
- 124 Redwood Drive - 24 units
 - 10 two bedroom, 14 single bedroom

collierscanada.com/24674**For Sale****Murray Wills**Personal Real Estate Corporation
Jason Wills

Resort & Development Lands



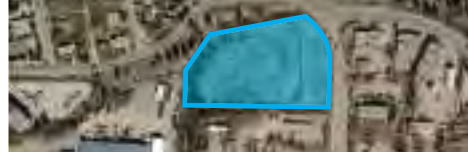
400 Golf Course Road, Rossland BC

- Redstone Golf Resort, inclusive of 590 acres of surrounding land
- Golf course designed by Les Furber - a renowned Canadian golf course architect
- Located in the regional tourism area of Rossland/Trail

collierscanada.com/17376**For Sale****Chad Biafore**

Personal Real Estate Corporation

Rare Large Industrial Lot



1603 Dartmouth Road, Penticton BC

- Centrally located in the Penticton industrial area
- Offers easy access to key trucking routes and Hwy 97 corridor
- Fully fenced, flat property
- Zoned M3, accommodates all general industrial uses as well as use as a wrecking yard

collierscanada.com/23110**For Sale****Chad Biafore**Personal Real Estate Corporation
Jack Shabbits

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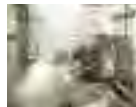
B.C. ski resort communities are exempt from the controversial speculation tax on seasonal buyers, and real estate sales are improving

BRENT OIL COULD HIT US\$100 16



Bank of America report has oilpatch buzzing with forecast the global benchmark oil price could hit US\$100 per barrel next year

BREWERIES POURING IN 18



A tweak to Manitoba legislation has opened the floodgates for breweries and local brew pubs, making Winnipeg a "craft beer city"



COVER FEATURE Sarabjit Mattu has bought space in Calgary's sold-out New Horizon Mall for his perfume boutique | 10

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MORE OPPORTUNITIES

Lower Mainland, B.C. and Vancouver Island

SECTION A

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Larry Berisoff 250-862-8100

larry@syberrealty.com



Salmon Arm, B.C.

- 13 Unit Senior Residence. Each has a 2 Piece Bathroom
- Current Owner offers 3 meals a day and 24 Hour Supervision.
- Opportunity to Expand Services
- Purpose Built Excellent Kitchen and Dining Area
- Geothermal Heating System - in floor heating
- Very Nice Second Level Owner's 3 Bedroom Home
- Adjoining Properties Available for Expansion

Asking \$1,398,000 - Call Larry



Mackenzie, B.C.

- Highly Profitable 24 Unit Motel
- Easy to Operate, Many Repeat Guests
- Most Guests stay Multiple Days
- Price Includes a 0.56 Acre Vacant Lot
- Do Not Ignore This

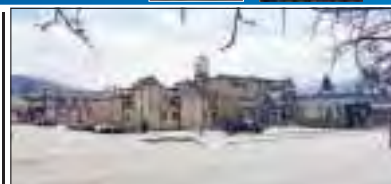
Asking \$1,800,000 - Call Larry



Revelstoke, B.C.

- High Volume 16 Unit Motel
- Very popular with Skiers, Sledgers, Workers, Tourists
- New Laundry Room & Coin Laundry Room
- Nice 2 Bedroom Manager's Suite
- Revelstoke is a Great Location for a Hospitality Business

Asking \$1,575,000 - Call Larry



Vernon, B.C.

- Excellent Liquor Store and Popular Pub
- Located on Highway 97 with Easy Access
- Business Only, Long Term Lease in Place
- Strong and Growing Sales!
- Not Many Like This in the Okanagan!

Asking \$1,498,000 - Call Larry



Southern, B.C.

- Beautiful 100 Acre Riverfront RV Development
- 126 RV and Cabin Lots - 44 Have been Sold
- Sell the Remaining Lots and Develop More
- Excellent Septic and Water Systems in Place
- Located Between Creston and Cranbrook
- Small Log Cabin for the Owner
- Excellent Access of Highway 3 / 95

Asking \$1,950,000 - Call Larry



Quesnel, B.C.

- 36 Unit Super 8
- Over 3 Acres about Half is Vacant
- Great Opportunity to add a Mini Storage or Your Idea
- Leased Restaurant.
- Ideal Opportunity for an Enterprising Owner!

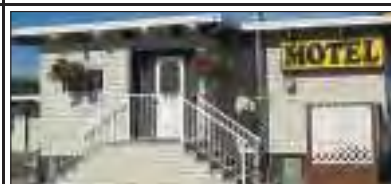
Asking \$2,180,000 - Call Larry



Excellent B.C. Motel

- Located less than 2 Hours from Banff
- 29 Well Appointed Units
- 3 Bedroom Living Area. Excellent Lobby
- Excellent Reviews and Sales Growth!
- Excellent Location. Great Area for Tourism!

Asking \$1,998,000 - Call Larry



Vanderhoof, B.C.

- 14 Unit Motel on Highway 16
- Great 3-bedroom Home
- Roof Replaced in 2012
- Nice Rooms, Popular with Travelers and Workers
- Solid Financial Performer

Asking \$698,000 - Call Larry



B.C. Southern Interior

- Equipment Rental Businesses
- 2 Locations - Includes Real Estate
- Excellent Income & Longevity
- Qualified Buyers Please!

Asking \$6,300,000 - Call Larry



Powell River, B.C.

- Excellent 30 Unit Motel
- Located on the Sunshine Coast, Excellent Views
- Nice Condition, Great Street Appeal
- Bright 2 Bedroom Manager's Suite
- Restaurant and Pub as Neighbours!

Asking \$1,698,000 - Call Larry



Sunshine Coast Opportunity

- Excellent Location in a Beautiful Area
- Market, Deli, C-Store. Very Popular
- Rural Agency Store (Must Apply For)
- Bonus 3 Bedroom Detached Home

Asking \$1,998,000 - Call Larry



Excellent Motel / RV Park Package

- 12 Impeccable Motel Units on 6.5 Acres!
- 11 RV Sites, Washrooms, Sani Dump etc.
- Really Nice 3 Bedroom Home, Garage etc.

Asking \$998,000 - Call Larry

www.SyberRealty.com

THE NUMBERS

Western Canada's industrial market has seen insatiable demand both outpace new supply and drive up rental rates in most major markets. The first quarter of 2018 posted a record-low national vacancy rate of 3.3 per cent, lead by scant vacancies in Vancouver and Winnipeg. Ten out of 11 Canadian industrial markets have single-digit vacancies, with four markets – Vancouver, Winnipeg, Toronto and Ottawa – below the national average.

Vancouver industrial lease rates have increased 27.5 per cent over the past three years, from \$8.56 in 2015 to \$10.91 in 2018. The city's 1.8 per cent vacancy rate is expected to remain the same or decline even further over the next year.

Winnipeg's vacancy dropped to 3 per cent in the first quarter of 2018, due to short supply of quality industrial product in desirable locations. Scarce development land is keeping new inventory levels low and rental rates high.

Prairie industrial markets are showing signs of stability and recovery, led by interest in new Lethbridge supply and confidence in new construction projects in Edmonton and Calgary.

Edmonton's 5.2 per cent GDP growth in 2017 is expected to help reverse a year of negative absorption in the city's industrial market. Vacancy has dropped from its high of 6.8 per cent in mid-2017.

Stable vacancy rates and strong sales in Lethbridge's industrial condominium sector have pushed the city's vacancy rate to 4.6 per cent and edged up rental rates from \$8.02 last year to \$8.15 during 2018's first quarter.

Calgary has the highest industrial vacancy rate in Western Canada at 7.8 per cent – however, leasing activity is up while the city's economy is showing signs of recovery. Just a year ago, Calgary's vacancy rate was 8.5 per cent. If Calgary's economy continues to gain momentum, the city's limited supply of industrial property could become a more expensive asset. ■

– Tanya Commisso

LEADING TRENDS | Our monthly snap stats showing leading trends affecting western real estate

1.25%

BANK OF CANADA OVERNIGHT LENDING RATE

Commercial and industrial real estate		
	Office vacancy rate downtown*	Industrial vacancy rate+
Vancouver	4.6%	1.8%
Calgary	27%	7.8%
Edmonton	14.5%	6.4%
Regina	11.8%	4.1%
Saskatoon	14.3%	8.6%
Winnipeg	8.8%	3%

SOURCE: COLLIER'S INTERNATIONAL Q1 2018, AVISON YOUNG Q1 2018
*DOWNTOWN VACANCY RATE + CENSUS METROPOLITAN AREA

Building permit values	
Vancouver	\$916 million
Calgary	\$505 million
Edmonton	\$420 million
Regina	\$40 million
Saskatoon	\$58 million
Winnipeg	\$200 million

SOURCE: STATISTICS CANADA, FEBRUARY 2018

Total monthly retail sales	
B.C.	\$7.1 billion
Alberta	\$6.7 billion
Saskatchewan	\$1.6 billion
Manitoba	\$1.6 billion

SOURCE: STATISTICS CANADA, FEBRUARY 2018

Apartment rental vacancy	
Vancouver	0.9%
Calgary	6.3%
Edmonton	7%
Regina	7%
Saskatoon	9.6%
Winnipeg	2.7%

SOURCE: CANADA MORTGAGE AND HOUSING CORP. RENTAL MARKET REPORT, NOVEMBER 2017

MLS home prices (all types combined)*	
Vancouver	\$1,092,000
Calgary	\$436,500
Edmonton	\$369,258
Regina	\$275,600
Saskatoon	\$294,100
Winnipeg	\$286,500

*ALL TYPES OF HOMES COMPOSITE PRICE, METRO REGION
SOURCES: CREA, LOCAL REAL ESTATE BOARDS AND ASSOCIATIONS AS OF APRIL 2018

Labour		
	Unemployment rate	Average weekly wage
B.C.	5%	\$958
Alberta	6.7%	\$1,158
Saskatchewan	6.3%	\$1,013
Manitoba	6.1%	\$928

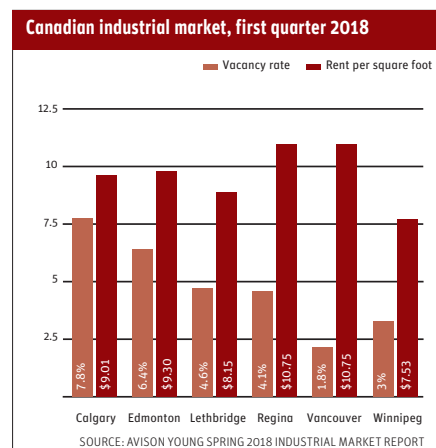
SOURCE: STATISTICS CANADA, APRIL 2018

SOURCE: STATISTICS CANADA, FEBRUARY 2018

Resource sector			
Gold	Copper	Oil	Natural gas
\$1,295.70 ounce	\$3.11 pound	\$71.43 WTI/per barrel	\$2.93 per gigajoule

SOURCE: NASDAQ

ALL PRICES IN U.S. DOLLARS; PRICES AS OF MAY 22, 2018



Accelerating success.



415 Dene Drive Kamloops



National Tenant, fully occupied industrial newer building, 26,900 SF.

Asking Price: **\$4,400,000** **Mona Murray**
Personal Real Estate Corporation

925 Notre Dame Dr Kamloops



National Retail Tenant on high traffic corridor, 20,400 SF.

Asking Price: **\$5,200,000** **Mona Murray**
Personal Real Estate Corporation

715 Notre Dame Drive Kamloops



New development seeking Anchor Tenant for build-to-suit, 20,000 SF.

For Lease **Tanya Cokran**
Mona Murray
Personal Real Estate Corporation

Brock Shopping Centre Kamloops



Units of various sizes, seeking National Tenant. Competitive lease rates.

For Lease **Sharon Sangha**
Mona Murray
Personal Real Estate Corporation

276 Victoria Street Kamloops



Downtown, on-site parking, 9,500 SF fully improved office space.

For Lease **Mona Murray**
Personal Real Estate Corporation

206 Seymour Street Kamloops



Corner Profile Office, downtown, onsite parking, 5,000 SF - 17,000 SF.

For Lease **Mona Murray**
Personal Real Estate Corporation

1208 Tranquille Road Kamloops



Built-to-suit opportunity for a 2,000-3,000 SF building on 0.53 acres.

For Lease **Mona Murray**
Personal Real Estate Corporation

8209 Dallas Drive Kamloops



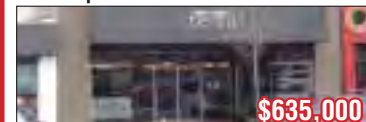
4.27 acres in Gateway Industrial Park, excellent for general industrial use.

Asking Price: **\$1,200,000** **Ken Ellerbeck**
Mona Murray
Personal Real Estate Corporation

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Super Location - Victoria St.**\$635,000**

- Excellent location Downtown Kamloops
- Land & Building • Approx. 3229 sqft
- Good tenant leasing premises

HIGH VOLUME CAFE • KAMLOOPS**\$168,800**

- 55 seat restaurant
- Excellent bottom line
- Busy corner location
- Good lease
- Includes business, equipment, small wares

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- 5 rental units, plus basement storage
- Extra lot for expansion • Fronts onto Yellowhead Hwy

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Long term residential-commercial overhead door business serving Kamloops & area over 30 years. Owner's retiring.

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je-matt@hotmail.com
call 1-250-319-8784

www.realestatekamloops.ca**Corporate
Accord Realty LTD.**

West Kelowna: 5228sf on .45ac fully leased to solid tenant with extensive leaseholds and RFR, 5.5% cap on NOI
\$1,500,000

West Kelowna: 3250sf Retail Building on 1.25 ac with Hwy frontage and room to expand
\$1,750,000

Kelowna: Full Industrial 1.5% cap, 42,000+ sf **PENDING**
\$7,300,000

Kelowna: Full Retail 5.2% cap, 17,247 sf or **SOLD**
\$5,375,000

PETER BOUCHARD, B. Comm
250.470.9551

Peter@CorpAccord.com

CorpAccord.com**Corporate & Executive Rentals Available Summer 2018**

Kelowna - Lowest Vacancy Rates in Canada (.02%) - Plan Ahead & Secure the Newest Executive Style Units in the Heart of Downtown Kelowna - All units have secure parking

- Professional management available to investors
- 1,160 sf, 2 Bed, 3 Bath Units
- 1,260 sf, 3 Bed, 3 Bath Units
- Will accommodate clients for unfurnished or fully furnished turnkey all-inclusive units
- Units can also be purchased for corporate clients or larger corporate clients
- Landlord can furnish minimum 2 Beds and up to 40 beds over 16 unit/4plex's

Email Jason at jason.pender@shaw.ca - www.jvdevgroup.com

J.V. DEVELOPMENT GROUP

BUSINESS & INVESTMENT OPPORTUNITIES

Kelowna: Fully Equipped 1 year old East Indian Restaurant with 30 seats Great lease **\$149k**

Vernon: 3 acre flat site OCP designation low density which would allow up to 36 townhomes. Current income \$2000/month must go **\$649k**

Sicamous: 0.23 Acre previously approved for 3 commercial and 3 residential strata units - 1 minute to water across from City Park **\$159k**

Bip Thind 250-308-0793
bipt@shaw.ca

Royal LePage Downtown Realty Ltd.
4007 - 32nd St. Vernon, BC

**INVESTMENT & BUSINESS OPPORTUNITIES**

10%+ CAP RATE - COMMERCIAL BUILDING **\$890,000**

Located in 100 Mile House, B.C. this multi-tenanted building is virtually a hands free investment. Two buildings (4,000 + 7,200 sq ft) in excellent condition.

AUTO RECYCLING BUSINESS **\$9,675,000**

Operating for more than 30 years this is a solid business with lots of Opportunity for growth. Price includes the business, land and building and inventory. 3.35 years EBITA return on business investment. Run under management.

For more information on these or other businesses & commercial properties contact:

David Manuel

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dave@businessfinderscanada.com

OKANAGAN - B.C. INTERIOR**INVESTMENT OPPORTUNITIES****MOBILE HOME PARKS****NEW LISTING****SOUTH OKANAGAN MOBILE HOME PARK**

- 42 Sites plus House on 10.9 Acres
- On Town Water
- Designated Seniors 55+ • Always Full • Very Attractive, Well Maintained Park
- Shows 5.0% Return on Net Income
- Price **\$3,100,000**

COMING SOON - KOOTENAYS

- 14 Sites • Full occupancy
- Shows +/-6.0% return • Price mid \$600's

Grand Forks Development Site

- 2.0 Acre Level Site • Outside of Flood Zone
- Zoned Single Family or Duplex Lots • Engineering Done for 9 Lot Subdivision
- Price **\$299,000**

OSOYOOS BUILDING LOTS

- Desirable east bench location • Lots of late day sun
- Prime cul de sac of new homes • Full city services at lot line
- Building Scheme Ensures High Quality Homes • Developer Financing Available
- Priced at **\$195,000 to \$199,900 + GST**

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vadimk@remax.net
RE/MAX PENTICTON REALTY, PENTICTON, BC

**Rivers Edge Apartments, Revelstoke, BC**

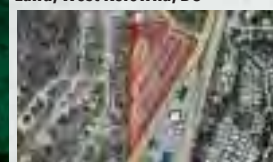
- Fully rented 44 suite building
- Underground parking
- Scenic riverfront location
- High demand for rentals
- 6.5% cap rate, upside potential

Price: **\$5,850,000****Fully Leased Industrial Property Oliver, BC**

- Fully leased industrial property assembly w/ vacant land
- One block from Hwy 97
- Anchored by Structuram, a national powerhouse company
- 7.3% Cap Rate

Price: **\$2,975,000****Income Producing Building in Downtown Penticton, BC**

- 12,700 SF bldg with multi-tenancy providing a diversified income
- High profile corner location in Downtown Penticton
- Blenz Coffee is an anchor tenant

Price: **\$1,900,000 (\$193/SF)****Industrial or RV Park Development Land, West Kelowna, BC**

- 7.092 acres of development land
- High visibility to Hwy 97 and Old Okanagan Hwy
- Zoned LT Industrial, but could be rezoned for an RV Park (+/-80 sites)

Price: **\$4,200,000****CONTACT US**

HMCOMMERCIAL.COM
Macdonald Realty
Kelowna

2700 Richter Street
Kelowna, BC V1Y 2R5
P: 250.712.3130
info@hmcommercial.com

B.C. ski resorts free from speculation tax

RECREATION | Ski communities' tax exemption and improving economy point to stable – if not spectacular – real estate sales

By **STEVEN THRENDYLE**
wieditor@biv.com

The good news is that all British Columbia ski resorts are outside of any of the areas hit by the province's second-home tax – known as the speculation tax – that came with the February 20 provincial budget. As Fernie realtor **Carol Cohen** said: "Everything just stopped for about three weeks there in March" because of confusion about the new measure.

While governments – and their policies – can change depending on which way the wind blows, for now the ski resort forecast seems to offer stability.

Whistler: The high rollers are back in the game at B.C.'s biggest ski resort. Luxury property specialist **John (JR) Ryan** recently sold a remodelled nine-bedroom home on six acres of land for \$17.5 million to an Ontario family. It was the highest-selling Whistler property since 2007. While such sales grab the headlines, **Pat Kelly**, CEO of **Whistler Real Estate**, said, "the point of origin for most Whistler sales is still British Columbia, and 70 per cent of the completed sales are below \$1 million."

Sun Peaks: When does a ski resort successfully morph into a year-round resort and a cohesive, energized community? For **Sotheby's International** realtor and Sun Peaks local **Liz Forster**, that time might be right now for the Kamloops-area resort.

"Becoming a mountain resort municipality in 2010 has been a very positive move for Sun Peaks. Since then we've added a year-round K-12 school that enrolls more than 120 students, a new health centre and we received a federal grant of \$6 million to complete a sports centre. Commercial vacancies and closed shops have all but disappeared, reflecting the year-round community that is Sun Peaks today."

New developments are coming into play. Located on the fairway of Sun Peaks Golf Course, **Echo Landing** in East Village is a 48-unit ski-in, ski-out condo/townhouse development. "This project launched in late November 2017 and quickly sold out," Forster said. The homes will be completed over the next two years.

Silver Star Mountain Resort: Real estate agent **Robin Baycroft**, a ski instructor and former guest services manager at the Vernon-area resort, said the Silver Star market has steadily improved. "Last year, there were 72 sales in



Big White near Kelowna: B.C. ski resorts welcome the exemption from B.C.'s controversial tax on seasonal property owners: but some agents say the sector is still recovering from the 2008 recession | SUBMITTED

a price range of from \$115,000 to \$1.25 million. This compared with 20 sales in 2009 and 35 in 2014. So inventory is moving, and prices are rebounding."

Silver Star traditionally attracts skiers, not speculators, Baycroft said, but he added that rental income remains healthy.

"The Pinnacles hotel is promoting a new six-townhome project close to the village, and well-situated building lots are available for custom or spec homes," he said.

Big White Ski Resort: Long time real estate agent **Gary Turner** recalls how back in 2008, "it seemed as though the light switch had been turned off and suddenly, all of the sales shut down."

Now some properties are approaching their highs from 10 years ago, though Turner recently sold a condo in Big White's prime **Stonebridge Lodge** for \$600,000, almost \$400,000 below what it sold for as part of a pre-sale in the early 2000s. He also had a warning for would-be developers. "If you think you can take a

\$200,000 lot and build at \$450 per square foot and still make a profit, you're dreaming," he said.

Fernie: Potential investors interested in Fernie Alpine Resort have a myriad of options. According to **Carol Cohen** of **Fernie Real Estate**, there are about 30 new

houses under construction in the Kootenay town of Fernie priced in the \$800,000 range. On the ski hill, serviced building lots are selling for around \$300,000. "[We are] beginning to see spec homes built with self-contained suites for added revenue." ■

Island golf course in play

The **Arbutus Ridge Golf Club** in **Cobble Hill** on southern Vancouver Island is up for sale.

GolfBC Group and its parent company, **Burrard Group**, are working with the real estate broker **NAI Commercial** to sell the 137-acre property that **Burrard Group** acquired in 1992.

Arbutus Ridge Golf Club officially opened for 18-hole play in 1991, and is now a par-72, 6,152-yard semi-private golf course owned and operated by GolfBC.

"While we are excited to pursue our company's new strategic direction, it is with very mixed emotions that we have decided to market this fantastic asset. The sale of **Arbutus Ridge** will provide funds for us to further enhance our other, more urban and resort-oriented golf properties," said **Christian Chan**, executive vice president of **Burrard Group**.



Arbutus Ridge Golf Club.
| TIMES COLONIST

PRIME DEVELOPMENT SITES IN THE OKANAGAN



850 Wiltse Boulevard

- 318 Acres of Lakeview Development Land in Penticton
- Area Structure Plan in place for approximately 500 Lots/Townhouses
- Rare opportunity for large scale subdivision

\$10,500,000.00



5003 Lakeshore Drive – Osoyoos

- Right across the street from Public Beach on Osoyoos Lake
- 3.14 Acre Site
- Suitable for 40-45 Large Townhouses or 90-95 Condos
- Currently Waterslide and RV Park

\$1,999,000.00



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foxandfox@pentictonproperties.com

Contact Philip Fox *PREC for more details.
Personal Real Estate Corporation



Lakeview Multi-Family Site \$698,000

0000 Bella Vista Rd., Vernon, BC

- 4.94 acres overlooking Okanagan Lake
- Near the Rise Golf Course
- OCP allows for single or multi family units
- MLS#10155959



15 Unit Development Site \$900,000

83 Peregrine Way, Vernon, BC

- 10 acres overlooking Okanagan Lake
- Zoned R5, water & sewer for 15 homes
- Beach & boat launch access
- MLS#10145629

www.donkassa.com
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250-549-4161



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FOR SALE



Popular Creston Restaurant

- Very Profitable Restaurant
- Original Owners with Experienced Staff
- Price Includes Renovated Building
- 2 Bedroom Suite on Second Floor

Asking \$399,900



Cariboo Lake Front Resort

- 3.75 Acres of Flat Waterfront (500 feet+/-)
- 5 Hours from Vancouver, Beautiful Setting & Private
- 7 Rustic Cabins with Un-Serviced RV Sites
- Residence above Small Store

Asking \$529,000 (Near assessed value)

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Perfect Property for a Small Business**6480 Airport Road**

Zoned Light Industrial this 1 acre parcel offers a stand alone 1338 sq ft. office building w/fully finished concrete basement. Previously used as a residential home it has been extensively upgraded; flooring, bathrooms, paint, kitchen. Convert this to 5 offices, board rm, break out area, & you have a great office located on 1 acre of leveled, graded, graveled & fenced w/hitching rail located on the Airport Road close to major Energy Sector Companies.

\$580,000 - MLS# C8017485

Industrial Warehouse/Office Space**8708 - 100th Street**

13,896 +/- square foot industrial building located on 2.43 acres of city serviced land in a prime location easily accessible to the Alaska Highway. Ideally set up for a wholesale supply business but the possibilities are endless with the large warehouse/shop areas which also includes foreman offices built into the rear corner of the main shop. Ample side and rear yard space provides good access to the overhead doors.

\$19.00/sq. ft. + NNN - C8007641

4,300 sq. ft. Building for Sale/Lease**10067 - 100 Ave**

Own your own office building and a little bit of Fort St. John history! This building has been extensively renovated to accommodate 14 to 15 offices, large front reception and waiting area, board room, fully equipped kitchen with 3 pc bath. 2 handicap washrooms, 2 file storage rooms, full undeveloped concrete basement. Parking at rear. Historically it was our original Marshall Wells Hardware Store. Property also for lease - see MLS# C8013178

\$669,000 - MLS# C8013177

**Kathy Miller**

Personal Real Estate Corporation

RE/MAX Action Realty (1991) Inc.

kathy@bugkathymiller.com

250-785-5520

Toll Free: **1-888-785-5520**

2400 sq. ft. of Warehouse Available**#3, 10711 - 91st Avenue**

2400 sq. ft. for immediate possession. Clear span with 2 - 12 X 14' overhead doors, and 1 - 16 X 14' overhead door. Metal clad walls, 2 pc bath. Designated shared yard. Across from the Co-op Bulk Fueling station on 91 Ave and good access to the Alaska Highway by controlled traffic lights.

\$15.00/sq. ft. + NNN - MLS# C8015445

Land Development Opportunity**9704 - 9708 - 9712-9716 101 AVENUE**

Land development opportunity located in the central business district of Fort St John. Previous use was a public parking lot and has power on site. These 4 lots are to be sold as a package and consist of two C-2 lots and two RM-2 lots.

Great opportunity for a multi-family development with a commercial component attached.

\$399,900 - MLS# C8016983

Alaska Highway Frontage Space**10422 Alaska Road**

Corner location, ample customer parking and awesome visual exposure. Main floor consists of 9150 sq ft of retail, display & warehouse space plus the extra fenced compound for storage. 3 phase power, rear alley access to the service bays and compound. Need administrative offices? The 2nd floor offers 9 offices and an inner board room, roof top A/C. Owner willing to negotiate leasehold improvements and exterior upgrades.

\$19.00/sq. ft. + NNN - MLS# C8008066

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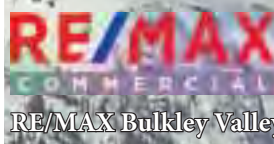
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Foreign investor cries foul over land expropriation

FEATURE | Chinese businessman claims Skeena Cellulose mill site was taken from him illegally

By **CHUCK CHIANG**,
BUSINESS IN VANCOUVER
wieditor@biv.com

A Chinese businessman at the centre of the legal dispute over Prince Rupert's former Skeena Cellulose pulp mill on Watson Island has resurfaced, vowing to continue to fight to regain ownership of the site after the city's 2009 decision to expropriate the land.

Ni Ritao, the main stakeholder of Sun Wave Forest Products, said his experience of what he considers "negotiations in bad faith" by municipalities like Prince Rupert could severely damage the reputations of B.C. and the rest of Canada as destinations for overseas business investment, which would hamper the province's economic growth in a globalized marketplace.

"I want to tell others of my experiences doing business in Canada," said Ni from his home in China. "If the treatment I've seen is the treatment that foreign investors get – that they welcome your money at first, then confiscate everything once you actually invest – then I find it hard to believe anyone would want to invest here."

Officials from the City of Prince Rupert did not respond to a media request to speak with *Business in Vancouver* about the case, and representatives of rural economic development group **Community Futures British Columbia** declined to comment, citing ongoing litigation between Ni and



The former site of the Skeena Cellulose pulp mill on Prince Rupert's Watson Island is at the centre of a legal tug of war between the municipality and a former Chinese paper magnate. | BIV FILES

the municipality.

Ni, a former paper industry magnate, bought the Skeena Cellulose mill in 2006 for roughly \$9 million. The mill had been shuttered since 2001.

According to court documents, Prince Rupert and Sun Wave reached a "partnership agreement" that exempted the company from municipal taxes for an extended period of time (Ni said the agreed period was 25 years). The agreement also called for the factory to be restarted at full operational capacity by December 31, 2007. When that failed to materialize, the city moved to terminate the agreement and collect the taxes that were previously exempt.

Ni said the delay in getting the mill started was caused by several factors out of his control, including the fractured state of the mill operations and the two-year period required to legally get

investment funding out of China and into Canada.

"On the surface, they said they felt I was taking too long to start the mill," Ni said. "But when I offered to start it in 2007, they said it was too late."

Court documents noted that, when no taxes were paid on the site by September 2008, the municipality moved to sell the land before taking over the property in 2009 and selling off assets to recover the tax revenue.

"Sun Wave can continue its petition, as noted by the city, seeking a declaration that the city acted without statutory authority in making the retroactive tax assessment," said Justice J. Miriam Gropper in a 2013 BC Supreme Court ruling. "It may seek an order quashing the retroactive tax assessment and an order remitting to the city the amount of taxes owing on the termination of the partnering agreement."

If the treatment I've seen is the treatment that foreign investors get ... then I find it hard to believe anyone would want to invest here.

NI RITAO, MAIN STAKEHOLDER,
SUN WAVE FOREST PRODUCTS



It cannot, I have found, seek a declaration that the tax sale is a nullity."

Since then, Sun Wave has launched challenges to the expropriation, although the city said a confidential settlement agreement in 2013 allowed Prince Rupert to start decommissioning the former pulp mill and pursue new

opportunities – a development that Ni denounced as a rogue action by "unauthorized" Sun Wave representatives.

In 2015, Prince Rupert officials said the representatives had documented authorization "to execute and deliver on behalf of Sun Wave all documents in relation to the settlement agreement."

Ni, however, said he is now also suing the representatives in question.

The situation is further complicated by the fact that Ni was held in custody in China by the ruling **Communist Party of China** in an investigation of potential wrongdoing by party members outside of the state's official judicial system. Ni said he has been "fully exonerated."

He was released from three years in custody in 2015. Ni said he was unable to travel or keep in touch with the court proceedings in B.C. during his custody. He said he is still applying for a new visa to enter Canada and participate in person at ongoing court proceedings.

Prince Rupert officials said last year that up to 80 per cent of the Watson Island site is decommissioned, and the city is ready to proceed with initiatives at the property.

Last November, **Pembina Pipeline Corp.** said it would proceed with a propane export terminal project on Watson Island. The project is part of an initiative led by Prince Rupert Mayor **Lee Brainin** in which much of the site would become a city-owned import-export "logistics park."

Ni insists that the land was taken from him illegally. ■

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Sold-out mall widens horizon for Calgary's retail

COVER | New Horizon Mall sold space for approximately \$1,000 per square foot, showing a fresh level of confidence and potential in Calgary

By WI STAFF
wieditor@biv.com

The stunning success of the first Calgary shopping centre to sell rather than lease space is evidence of the confidence and potential in a city that has been battling headwinds for four years.

New Horizon Mall in north Calgary welcomed its store owners in early May as owners received keys to their new stores. With more than 500 stores sold, New Horizon Mall was signing over 40 new businesses a day in May in the sold-out centre.

Developed by the **Torgan Group** and **MPI Property Group**, the Asian-themed New Horizon Mall is the first shopping mall in Alberta where each retail store is purchased outright. Stores may be owner-operated or purchased by an independent investor and leased to a retailer.

The space sold for \$1,000 per square foot and up, according to the developers. Units were priced between approximately \$190,000 and \$750,000.

New Horizon Mall is Calgary and Alberta's biggest new shopping centre, based on the number of businesses, and the second largest in the number of stores in Canada behind the West Edmonton Mall.

With a total of 320,000 square feet, New Horizon is much smaller than other destination

shopping centres, though. The nearby CrossIron Mills, owned by **Ivanhoe Cambridge**, for instance, covers 1.17 million square feet of enclosed retail space.

New Horizon Mall is supporting investors and store owners with a business referral program, which connects investors with businesses interested in leasing space from New Horizon's unit owners. Lease rates will vary among owners and location, but the average retail lease rate in north Calgary is from \$25 to \$40 per square foot annually, according to a **Barclay Street Real Estate** survey in the first quarter of this year.

As New Horizon opened, owners and entrepreneurs were on-site admiring their new business investment and preparing their stores to welcome customers. The mall's official grand opening will occur once all shop fit-outs have been completed and retailers are ready to trade.

"The New Horizon Mall is a unique addition to Calgary's vibrant and entrepreneurial retail landscape," said **Eli Swirsky**, president of Torgan Group. "Unlike other malls, which are occupied primarily by large corporations and chains, New Horizon Mall will encompass a collection of small businesses, family enterprises and local entrepreneurs bringing unique products and services to the Calgary region."

New Horizon could be the most



Some of the owner-occupiers celebrate as they prepare to open for business in New Horizon Mall in May.

| BUD MOORE PHOTOGRAPHY - NEW HORIZON MALL

culturally diverse shopping destination in Southern Alberta as each retail space will provide shoppers with internationally unique products or services, including contemporary fashion, high-tech goods, and exotic everyday items. Shoppers will be able to buy local rather than travel overseas to find that special gift, Swirsky explained.

"This mall breaks down the barriers for businesses looking for that retail advantage in a unique mall environment not found anywhere else in Southern Alberta," he said.

New Horizon Mall's unique international shopping experience will be matched with culturally distinct forms of entertainment, as a main stage provides a venue for cultural events, holiday celebrations and fashion shows organized year-round.



Rendering shows the \$200 million New Horizon Mall in north Calgary, where 500 retail units have been sold. | SUBMITTED

The food court will feature 26 restaurants where shoppers can sample a variety of international cuisines and local specialties from dozens of national and independent owner-operated eateries.

Swirsky said New Horizon Mall will "fill an important gap in the retail environment in Calgary and offer a distinctive avenue for

businesses looking to expand and grow their customer base."

It could also trigger a change in Calgary's retail landscape, which is dominated by leasing and recently pockmarked with vacant space.

The overall retail vacancy rate in Calgary is now 5.1 per cent, up from 3.1 per cent in the fourth quarter of 2017, according to **Anthony Scott**, director of research for Barclay Street Real Estate.

Northeast Calgary has a 5.3 per cent retail vacancy and about 396,000 square feet of new retail-for-lease space is expected to complete this year.

Retail commercial agents expect more retail developers may be looking at selling space rather than leasing, noting this trend is being seen in new developments in Calgary's expanding industrial sector. ■

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- 15,000 sq ft former bank downtown **\$1,100,000 or \$11.00 net**
- 2.89 acre C6 with 19,406 sq ft former auto dealership in city **\$3,900,000**
- 18,000 sq ft 3 storey downtown office building **\$1,750,000**
- 148 acres wit' **\$275,000**
- 11 unit apartment building in central location **\$899,000**
- Car dealership on busy corner lot **\$1,500,000 or \$7500 net per mo.**



Otway Road Gravel Pit



430 McAloney

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<p>392010 RR 6-0 Clearwater \$925,000 This Farm has a 1-1/2 Storey Home w/2,995 s.f. of F.n. Living Area on 152 Acres, inc. a 200 s.f. Enclosed Sun Room, 2 Water Wells, F/F'd & Cross Fenced Fields, 30'x30' Finished Shop, 12'x30' finished West Annex & a 14'x30' East Annex. Former Dairy Barn 24'x56' w/att. Former Loading Barn 40'x80' w/att. 14'x80' Storage Lean-to, an Open Face Machine Shelter, Several Outbuildings & Corral Area.</p>	<p>39525 HWY 766 Rural Lacombe \$1,525,000 150 Acres of Grazing Land, Fully Fenced, High Revenue Property: Oil Wells & Rental Grazing Water Ponds & Water Rights. Electric Security Gate at Entry, 3,000+ s.f. immaculate 2 Storey, 4 BR/4 Baths, Central A/C, M/F Laundry, Gas F/P, Full Guest Suite, Oversized Att. Garage, Greenhouse, Children's Playhouse, 60'x40' Shop w/la 40'x16' Annex, 36'x48' Horse Stable Quonset with 5 Pens.</p>	<p>392022 A&B HWY 762 Clearwater \$1,350,000 High Potential Property Bordering on the Clearwater River this 140 acres w/la 2,000+ s.f. Home, provides lots of room for family: 7 BRs, 4 Baths, Lg M BR w/Wd Closet & Ensuite, Massive L/R w/Att. Sunroom, encl. w/Screened Windows. Fully Finished Basement with Bdrms, Rumpus Room & lots of Storage, Dbl. Det. Garage, 32'x64' Quonset w/cement flr. Dairy Barn 44'x140', on S/S an Annex 28'x52' & a 14'x18' Annex on the N.</p>
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TOWNHOUSE RENTAL COMPLEX IN CALGARY

Asking: \$42.49M, Revenue: \$2,759,975
 197 Two (109 unit) and Three bed room (88 unit) townhouse complex situated 9.2 ACRES adjacent to shopping mall and LRT Station.

HILTON FRANCHISE HOTEL IN BIG CITY

Asking: \$16,700,000, Revenue (2016): \$4,098,000, 2017: \$3,552,000, 102 room, 1.99 Acres which was built in 2014 located very stable big city in SK.

RV PARK, STORAGE AND LEASED GAS STATION & LIQUOR STORE
Asking: \$16,300,000, Revenue (RV Park): \$1,383,723, Rental Income: \$317,340, NOI: \$1,340,784, Fully service 121 RV PAD, 444 RV Storage, 94 Cold storage, Two single family house for owner and staffs and 29.8 ACRES land located Close to Calgary, Banff and Kananaskis.

BEST WESTERN PLUS HOTEL IN AB BIG CITY

ASKING: \$10,500,000, REVENUE: (2014): \$3,335,716, 2015: \$2,668,155, 2016: \$2,142,284, 2017: \$2,310,915.99, 92 Rooms, 1.97 Acres High End Franchise hotel which was built in 2004 and has been renovated to meet Franchise standard.

MOTEL IN SK

Asking: \$8,500,000, Revenue (2016): \$1,919,710, 2017: \$1,883,385 130 rooms as Two hotel package (each 65 room, 7Acres / 2acres) which was built in 2014 located in the southeastern portion of the province of Saskatchewan

FRANCHISE MOTEL IN CALGARY

Asking: \$7,750,000, Revenue (2016): \$1,401,201, Three stories 68 guest room originally constructed in 1980 with significant renovation in 2012 totaling \$2.1m and additional \$700,000 for exterior renovations in 2015. The physical characteristics of the hotel are in very good due to the recent whole renovations to the interior and exterior. Well located in the NW district, which provides good access to major commuter arterials, and access west to tourist destination to Banff etc.

MOTEL IN SK

Asking: \$6,500,000, Revenue (2015): \$1,644,927, 2016: \$993,376, 2017: \$1,454,409 65 room, 2 Acres which was built in 2013 located in the heart of South Eastern Saskatchewan's Oil Country.

GREAT FANCY HOTEL WITH RESTAURANT IN SK

Asking: \$5,100,000, Revenue: \$1,291,663 (2017 Room: \$800,859, Restaurant: \$490,804), 65 room which was built in 2015 at 2 Acres land.

GOOD CASH FLOW HOTEL IN BC

Asking: \$6,900,000, Revenue: 3 Year average: \$2,959,106, 2017: \$3,104,726 (Room: \$2,070,562, Restaurant: \$1,034,614), 3 Year average NOI: \$1,052,707. 62 rooms Restaurant & lounge with 1.6 Acres land located at a district municipality in the geographic centre of British Columbia.

FRANCHISE HOTEL WITH LEASED RESTAURANT IN EDMONTON

Asking: \$4,500,000, Revenue (2016): \$1,122,742, 2015: \$1,234,979, Well maintained 47 room, 3 bed manager suite, 1.27 acres land with leased restaurant located at main Tr. corridor

MOTEL IN BIG CITY AB

Asking: \$4,450,000, Revenue 2017: \$1,022,287 Well maintained 76 limit service motel located very vibrant City which was built in 2004 and renovated in 2015 has been operated big management company. Revenue and NOI will be more by individual owner operation.

FULL SERVICE HOTEL IN AB

Asking: \$4,400,000, Revenue 2017 (Room: \$867,678, Food: \$818,737, VLT: \$310,597, Others: \$169,678), NOI: \$537,598. 62 room full service motel with 2.84 Acres located very busy town.

HOTEL IN MB

Asking: \$3,500,000, Revenue (2015): \$1,169,579, 2016: \$932,266, 2017: \$800,859, A luxurious 65 room hotel which was built in 2015 with 2 Acres land, nestled in the Southwestern corner of Manitoba, boasting extra large suites with full kitchens. It's the perfect getaway for 2 or for long-term accommodation needs.

CAR WASH NEAR CALGARY

Asking: \$6.7M, Revenue: \$1,308,460, NOI: \$745,000 Well equipped and very profitable 2 auto bay which was replaced in 2015 October with highend equipment & 8 vrn type car wash.

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INVESTMENTS
CALGARY AREA

- OLDS** - Hotel Site/multi-family site/ commercial site available in fast growing community
- OLDS** - 20 acres development site - highway frontage
- OLDS** - 2900 sqft retail space for lease - high traffic area
- SUNDRE** - 300 acres with river running through, gravel, highway access, potential development opportunity
- SUNDRE** - 1.67 acres multi family site in growing community
- SUNDRE** - 118 X 120 commercial lot - great location
- BOWDEN** - 31 acres industrial & commercial development land adjacent to Highway 2
- BOWDEN** - 54 acres residential development land ready to go - Highway 2 frontage
- CROSSFIELD** - shop with truck wash equipment - 3200 sq.ft. - 3 bays
- CROSSFIELD** - 279 acres - great development possibilities-rail spur possible
- CROSSFIELD** - 137 acres with #2 highway frontage - excellent access
- CARSTAIRS** - 2.2 acres, 3 buildings, great retail site
- 4160 sq.ft. Industrial space** 1.5 acres - 2 titles
- Over 40,000 sq.ft. industrial space** 6.77 acres
- 4000 sq.ft. condo building** retail/office
- Extreme Pita** restaurant available in growing community

For more information on these and other properties

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ADVERTISE WHERE INVESTORS ARE LOOKING

[illegible]

in the first quarter of 2017. There was also a sharp increase in transactions, Barclay reports, with 17 land sales as of March 31, compared to just five at the same point in 2017. While the average price per acre is around \$350,000, **GC Edmonton One Inc.** paid more than \$10 million this year for a 0.95-acre site in downtown Edmonton.

Retail and office

Investments in retail this year could not keep pace with the performance seen in early in 2017, with the dollar volume of retail real estate deals falling by half to \$75 million. Buyers were also hunting for bargains, which dropped the average cost per square foot to \$350, down from \$400 per square foot in the first quarter of 2017.

As in Calgary, Edmonton's office sector continues to be burdened by an oversupply of prime space and slack demand. In the first quarter, just eight office buildings sold in Edmonton with a total dollar volume of \$21 million. This was down from \$107 million in the first three months of last year.

Citywide office vacancy rates declined 0.6 per cent in the quarter to 15 per cent.

Limited speculative construction, repurposing or demolition of dated office buildings, and an improved municipal economy are expected to push the office vacancy rate lower, Avison Young suggests.



The Royal Alberta Museum opens this year in its new location in Edmonton's Art District as the largest museum in Western Canada. | DIALOG

Big projects

The opening this year of the multimillion-dollar **Royal Alberta Museum** and the ongoing extension of light rapid transit are concrete evidence of Edmonton's growth, but there are also some new projects on the drawing board. The biggest of these is the proposal to redevelop the old Edmonton Exhibition Lands and Northlands Coliseum site into, according to some plans, a mixed-use urban wonderland.

"We just got a lot of great ideas," said **Lyall Brenneis**, manager of the Edmonton Exhibition Lands initiative. ■

INVESTMENT OPPORTUNITIES near Edmonton

Edmonton Highway Commercial Lots
Yellow-head and Highway 44
From 5 acres up
highway exposure

Pigeon Lake Development Land
\$8,000 per acre
ideal for church groups

Barrhead Commercial Development Lots
Ideal for hotel, warehouse,
Apartment Building

Acheson Business Park Development Land
Ideal for Hotel, Strip Mall or
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NEW! COMMERCIAL GRAVEL OPERATION



This well established commercial gravel operation has a good cash flow & excellent location (NW of Brooks on HWY 876). Comes with a full line up of gravel crushing/ screening equipment, trucks, conveyers & a loader with a scale. Don't miss out! **ID#1100674 BROOKS, AB MLS®**

NEW! HOTEL, BUSINESS, LAND & BUILDING

Turn key operation, has been in operation for many years. Located on the corner of main street. Has the only liquor store in town, as well as a cook your steak pit, plus other food available. Vlt's, a games room, special entertainment & 10 rooms for rent keep this an active business. There are living quarters and a garage for a manager as well. This is a busy town with a community hall, arena, Soccer Facility and is a hub from surrounding areas. **DUCHESNEAU, AB MLS®**

NEW! OPPORTUNITY IN BURDETT, AB

Opportunity awaits you in the small but lively town of Burdett along Hwy #3. Built in 1913, this building has lots of character and belongs in the town! Lots of possibilities, upstairs has been used as a Hotel and has had renovations completed. Downstairs has been used as a restaurant/ pub in the past. Currently being used as an art gallery. The beautiful western style building has been well maintained and shows pride of ownership. **BURDETT, AB MLS®**

NEW! PRIME LOCATION IN BROOKS

Prime Location on the Main access-2 street west in Brooks. 4 Businesses operating from the building, businesses are not included in the price. Fenced compound, lots of parking. 2 accesses off 2nd street. **BROOKS, AB MLS®**

BE YOUR OWN BOSS! GLENWOOD, AB

Up For Sale is Glenwood Agencies, a locally established and owned business catering to citizens both local and rural. Current owners are set up as employed through ATB and Canada Post as well as an insurance agency. Buyer(s) of this property can apply to take over both ATB and Canada Post (if qualified) for an excellent small business opportunity, or have a perfect main street location for any type of business or retail facility! The building has been well maintained, with a beautiful western style, the building, and shows pride of ownership. **GLENWOOD, AB MLS®**

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DEVELOPMENT LAND



- Approved DP Permit for 32 townhouse units and 5,436 sf commercial building on 1.71 acres
- Sale Price: \$2,400,000

BRANDON.ROSSER@CWEDM.COM
SEIF.JIWAJI@CWEDM.COM

RECEIVERSHIP SALE



- 19,562 sf on 5.02 acres
- 2 separately titled lots
- Sale Price: \$5,900,000

JEFF.MCCAMMON@CWEDM.COM
DOUG.BAUER@CWEDM.COM

NISKU INVESTMENT



- Leased to Triple A International Covenant
- 58,000 sf on 3.53 acres
- ±7% cap rate on 2007 built facility

ADRIAN.AMBROZUK@CWEDM.COM
LANCE.FRAZIER@CWEDM.COM

RETAIL INVESTMENT



- Jasper Avenue downtown Edmonton location
- Fully leased / long term leases
- Sale Price: \$5,210,000

LANCE.FRAZIER@CWEDM.COM

WEST EDMONTON INVESTMENT



- 10,421 sf on 1.43 acres
- 100% leased to strong national tenant
- Net and carefree lease with escalations

ADRIAN.AMBROZUK@CWEDM.COM

5.71 ACRES PRIME DEVELOPMENT LAND



- Located in mature area of Fort Saskatchewan facility in a great location
- DC Zoning (Mixed Use-Residential/Commercial)
- Easy access to major arterial roadways
- Fully serviced; **Reduced: \$575,000/acre**

HOWARD.MCCANN@CWEDM.COM
ADAM.MARTINSON@CWEDM.COM

RESIDENTIAL LAND DEVELOPMENT OPPORTUNITY



- ±69 acres; Adopted area structure plan
- Strategically located between Sherwood Park and the future town centre of Bremner

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DOUG.BAUER@CWEDM.COM

TRADER RIDGE GRANDE PRAIRIE FOR SALE/LEASE/BUILD TO SUIT



- ±142 acres of grocery anchored retail land
- Auto Mall/Retail/Industrial development
- Located on NW corner of 100 St & 132 Ave

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DOUG.BAUER@CWEDM.COM

FULLY LEASED MULTI-TENANTED BUILDING



- Downtown Edmonton location
- Refurbished in 2017
- Sale Price: \$3,490,000

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NEWLY RENOVATED INVESTMENT PROPERTY



- ±3,000 sf building with long term lease in place including regular rent increases
- Sale Price: \$1,800,000

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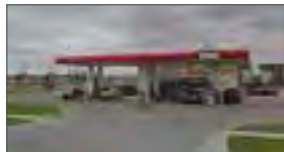
SPORTSDOME COMPLEX INVESTMENT OPPORTUNITY



- Fully leased recreation and restaurant/banquet facility in a great location
- Sale Price: \$6,000,000 (6.6% cap rate)

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ADAM.MARTINSON@CWEDM.COM

EXCLUSIVE LISTING



- 4 - 7-Eleven locations available
- Land and building
- Long term leases in place

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ABDUL.KHURSHED@CWEDM.COM

RETAIL DEVELOPMENT LAND



- 0.37 acres in downtown Grande Prairie
- Prime corner location
- Sale Price: \$798,000

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HIGH EXPOSURE RETAIL/WAREHOUSE BUILDING



- 19,080 sf building on 1.01 acres zoned IB
- Vendor financing up to 70% available
- Sale Price: \$3,489,000

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FORMER SUPER A FOODS FAIRVIEW



- 17,696 sf building on 2.24 acres
- Zoned C-1A - Transitional Commercial District
- Sale Price: \$895,000

JORDAN.MURRAY@CWEDM.COM

MULTI FAMILY OPPORTUNITIES

- 6 units currently vacant; 3,800 sf lot; zoned RF6
- 2.13 acres Cold Lake zoned R4 for up to 82 units behind Tri-City Mall; Sale Price: \$800,000
- 23,222 sf Cold Lake zoned R3 for up to 8 units behind new Elementary School; Sale Price: \$328,000
- Numerous parcels of residential and commercial development land available in County of Leduc
- 33,454 sf commercial/retail site along highway in Westlock zoned Highway Commercial

RAPHAEL.YAU@CWEDM.COM
CHRIS.KAMPHUIS@CWEDM.COM

EXCELLENT FRANCHISE OPPORTUNITIES

- Memphis Blues BBQ, N. Edmonton - \$350,000
- Good Earth Cafe, Downtown - \$350,000
- Press'd Sandwich Co., University - \$295,000
- Second Cup, Spruce Grove - **Reduced: \$75,000**
- Boston Pizza, Vermilion - \$2.3 Million
- Cora Breakfast & Lunch, SW Edmonton - \$795,000
- Cora Breakfast & Lunch, Leduc - \$650,000
- Many more franchise opportunities available

MARINO.PADOAN@CWEDM.COM

TWO STOREY MIXED USE



- 2013 built mixed use building with retail on main floor; 6.5% cap rate
- Sale Price: \$1,900,000

AFSAR.KHURSHED@CWEDM.COM
JORDAN.MURRAY@CWEDM.COM

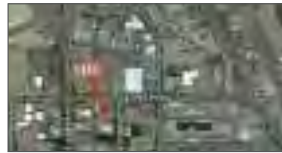
36 UNIT CONDO BUILDING



- 36 unit block of apartments; fully renovated
- 6+% cap rate; Located in downtown Edmonton
- Sale Price: \$5,760,000

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ADRIAN.AMBROZUK@CWEDM.COM

WOODWORK & PUB MANUFACTURING FACILITY



- Ten year lease with escalating rents in year five
- 7.5% cap rate on year one net operating income
- Sale Price: \$3,950,000

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SALE OPPORTUNITIES 2018



3348 58th AVENUE SE, CALGARY, AB

Fully leased 25,335 SF single tenant industrial building on a 2 acre site. New 10 year lease as of December 1, 2017. Asking Price: \$4,300,000.



8825 SHEPARD ROAD SE, CALGARY, AB

FOR SALE / LEASE. 99,957 SF industrial building on 12.52 acres part of the proposed South Hill Station Area Plan. Situated close to Glenmore Trail, Barlow Trail and Deerfoot Trail.



SELF-STORAGE PORTFOLIO STRATHMORE, BROOKS, OLDS, AB

Opportunity to purchase portfolio of two recently constructed self-storage facilities and 4.07 acres of development land.



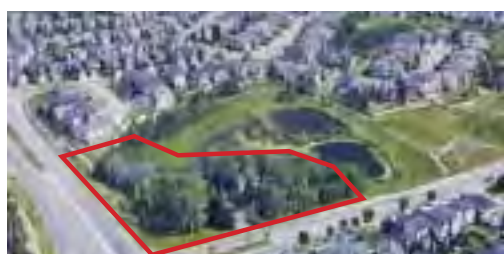
211 13th AVENUE SE, CALGARY, AB

Two bay retail space; Alura bay - 8,000 SF and Nuera bay - 17,800 SF. Beltline area with mixed-use development. 508 residential units and excellent exposure to high traffic volumes on Macleod Trail.



SPRINGBANK CREEK, ROCKY VIEW, AB

Unique generational opportunity to acquire 527 acres in central Springbank. Land use planning and engineering ready for phases 1 & 2 for 90 lots. Potential for development to be underway within 6 months of acquisition.



ROYAL OAK, CALGARY, AB

Approximately 1.6 acres (site to be subdivided) of multi-family development land in Royal Oak. Excellent local amenities and located 950 meters north of the Tuscany C-Train Station.



GREENHAVEN ESTATES, FOOTHILLS, AB

Well located ± 81.59 acres of estate residential development land with access to Okotoks for commercial services and a short commute to Calgary.



BAYVIEW PHASE 10, AIRDRIE, AB

± 3.32 acre multi-family, fully serviced development site. Located 10 minutes north of Calgary and YYC along QE Highway 2. South Central Airdrie location with desirable west side development site.



183 BEDDINGTON DRIVE NE, CALGARY, AB

1.51 acre potential multi-family development site, with proximity to retail and recreational amenities and the future Calgary Transit Green Line. Potential to rezone to higher density multi-family residential.



806 10th STREET NW, CALGARY, AB

Apartment building, on a 16,470 SF site zoned M-C2. Located in the highly desirable Sunnyside district. Close proximity to Kensington, the CBD, Riley Park, C-Train, and various other amenities.



SUPER 8 SHAWNESSY, CALGARY, AB

Hotel investment opportunity in excellent condition following a complete renovation completed in 2017. Highly desirable location with an immediate potential for growth in occupancy and ADR.



2620 21st STREET NE, CALGARY, AB

28,215 SF single tenant light manufacturing building, excellent location, close proximity to downtown and Calgary International Airport.

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Alberta | WHAT'S HAPPENING

Oil could hit US\$100 a barrel



A major analyst is forecasting that Brent Crude oil prices could hit US\$100 a barrel as early as next year, due to disruptions of supply in Iran and Venezuela, increased global demand and falling inventories.

The forecast, from **Bank of America** (BoFA), said Venezuela's plunging production and the return of U.S. sanctions on Iran could keep exports lower amid tighter markets. Bank of America expects Iran's crude oil exports to be flat over the coming months.

Brent Crude is expected to average US\$70 a barrel this year and US\$75 in 2019, said BoFA's commodity strategists led by **Francisco Blanch** said in a note, as carried by *Business Insider*.

"We also introduce a Q2 \$90/bbl (per barrel) Brent price target for 2019 and see a risk of \$100/bbl oil next year, although we are concerned that these market dynamics could unfold over a shorter time frame," Blanch wrote.

This year demand growth is expected at 1.5 million barrels per day (bpd), BofA said, upping up its 2019 demand growth projection by 100,000 bpd to 1.4 million bpd.

United States oil producers could scale back production because of a strained supply chain, according to BofA.

As of *Western Investor* press time, Brent Crude was trading at US\$77.06 bbl, with West Texas Intermediate at US\$70.65 bbl. Western Canadian Select was trading at US\$50.20.

Home sales rise

St. Albert single-family housing sales saw a jump in April, according to the **Realtors Association of Edmonton**.

April experienced a 24 per cent year-over-year sales rise, with 77 sales in that month. The average housing price also rose by 3 per cent to \$482,128 this year.

Edmonton experienced a 1 per cent increase in single-family sales, year-over-year. The average house price dropped 2.1 per cent year-over-year to \$494,206 this April.

ReidBuilt homes discounted

More than 125 new home properties in Alberta are being sold, some at deep discounts, after major



homebuilder **ReidBuilt** was forced into receivership last November.

ReidBuilt was founded in Edmonton more than 30 years ago and was one of Alberta's largest homebuilders. When primary lender **RBC** forced the receivership, ReidBuilt had approximately 500 lots or homes under construction.

Court documents show that contractors are owed more than \$20 million, based on liens filed against ReidBuilt.

Court appointed receiver **Alvarez and Marsal Canada** said it had reached proposed deals with development firms that agreed to buy a combined 136 homes and lots in Calgary, Airdrie and Edmonton.

These include **Genesis Land Development Corp.** and **Armour Developments Inc.**, which are paying about 75 per cent of book value for a total of 118 lots in the Calgary area. Genesis is also waiving \$3.7 million it was owed in developer fees. **Dolce Vita Homes Ltd.** proposes to buy 18 lots in Edmonton at full asset value. ■

Amazon among major movers in Calgary industrial scene



Nose Creek Business Park at Balzac will welcome Amazon. | QUADREAL

E-commerce giant **Amazon** has taken 600,000 square feet at Nose Creek Business Park for a giant distribution centre as Calgary's industrial sector continues to recover.

The new Alberta facility will be located in Balzac, part of Rocky View County just north of Calgary, where **Walmart** already has a \$115 million distribution centre. Nose Creek is adjacent to the 22-acre CrossIron Mills shopping centre.

"The Calgary region is the major transportation and logistics hub and the leading inland port in Western Canada, so it is a natural fit for Amazon to locate one of its fulfillment centres here," said **Calgary Economic Development CEO Mary Moran**.

Amazon's new facility is being built on a 42-acre site and will open this fall.

Meanwhile, **Enterra Feed Corp.** has leased 184,800 square feet at Nose Creek and **Whirlpool Canada** has leased 422,000 square feet in the Calgary Logistics Park at Conrich.

"Business confidence continues to improve in step with Calgary's economic growth," noted **Avison Young** in its recent 2018 *Industrial Market Report*.

Noting "vastly improved leasing activity," the agency said Calgary's industrial vacancy rate had declined to 7.8 per cent as of the first quarter of 2018, down from 8.5 per cent a year earlier.

In the past year, total absorption of industrial space has increased to 1.8 million square feet and the average net lease rate has risen to just over \$9 per square foot, up from \$8 per square foot at the same time last year.

Even speculative industrial development has returned, adding to the 2.5 million square feet of industrial construction now underway in the city. However, only about 250,000 square feet was completed as of the first quarter, the lowest level in nearly a decade.

"There continues to be demand and capital ready for existing Calgary industrial assets," Avison Young confirmed after extensive surveys of industry players. Calgary capitalization rates are "much higher" than in Vancouver or Toronto, the agency added.

The current forecast is for Calgary industrial vacancies to continue to tighten as demand strengthens and new construction remains well below historical averages. ■

Mobile Home Park
55 sites +some additional

Saskatchewan

Located in the heart of the City, close to school & one block to hospital. All City services of sewer, water & garbage. Excellent roads of quality asphalt, light fixtures. Underground electrical. Phase 1 & 2 environmental assessment in place.

Huge upside with current low rents. Each lot legally subdivided and titled, providing for strata ownership or individually sold to each tenant. This is a rare quality Mobile Home Park.

Asking Price: \$1,650,000

Walter Tymofievich
Owner/Broker

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FOR SALE - 18 Suite Apartment Building

- Late 60's built, apartment cluster north Regina.
- Capital Improvements over past 5 years

FOR SALE - Pizza Business

- Located on outparcel anchored by Home Depot in Rochdale
- Excellent pick up and delivery business
- 6 years in business at existing location
- Can renew franchise agreement or carry new name
- Seller Motivated asking \$299,000

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- Intend to actualize multi-bay, light industrial building(s) +/- 120,000 sf, high clear height & wide span
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- 0.8km West bypass frontage 1km north of Trans Canada/South bypass Interchange
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\$1,685,000

Owner Retiring Great Investment

Every year we accommodate weddings, reunions, sports teams, hunters, ski doo and group travelers

Fully renovated rooms open year round. One and two bed units equipped with fully furnished kitchenettes

100% turnkey operation with 10% - 12% capital rate on return

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www.shellbrookmotel.com

For more info: **info@shellbrookmotel.com**
306-747-2631

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Public Real Estate Auctions

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River's Crossing Ltd.

23 Lots of Recreational /Residential Real Estate – Overlooking Shadow Mountain Golf Club
Cranbrook, BC



Property May Be Viewed
Without An Appointment

June 13
Edmonton Auction

Cranbrook, BC

Ritchie Bros. Auctioneers and River's Crossing Ltd. are very excited to provide a rare opportunity to purchase 23 spectacular golf course community residential lots by completely unreserved public auction.

River's Crossing community is nestled in the pristine St. Mary's River valley in the heart of the majestic Rocky Mountains overlooking the Shadow Mountain Golf Course. These are premium lots carved out of the natural evergreen forest with full city services and paved streets.

With your dream home located in the beautiful River's Crossing community, you'll be centered in one of the finest recreational areas anywhere. Out your back door you'll have access to the 26 km Rails to Trails hiking trail, world class fly fishing on the St. Mary's River and in 15 minutes or less you can be at any one of 7 golf courses or 25 minutes to world class skiing. The Cranbrook Canadian Rockies International Airport is only 10 minutes away, as is the downtown area of the city of Cranbrook.

On site in Cranbrook, BC– Matt Oberle: 780.940.7546; Bernie Kennedy: 250.417.6930
Ritchie Bros. Real Estate – Jerry Hodge: 780.706.6652
Realtor® – Tom Moran PREC*: 250.784.7090 Brokerage – Re/Max Dawson Creek Realty

N E C Construction Ltd.

15,600± Sq Ft Industrial Shop & Office – 6.15± Title Acres – Lac La Biche, AB



June 13
Edmonton Auction

Owner – Albert Benson: 780.623.0759
Ritchie Bros. Real Estate – Jerry Hodge: 780.706.6652
Brokerage – Ritchie Bros. Real Estate Services Ltd.

Property May Be Viewed
By Appointment

N E C Construction Ltd.

11.43± Acres Lease Land – Conklin, AB



June 13
Edmonton Auction

Owner – Albert Benson: 780.623.0759
Ritchie Bros. Real Estate – Jerry Hodge: 780.706.6652
Brokerage – Ritchie Bros. Real Estate Services Ltd.

Property May Be Viewed
Without An Appointment

Albert & Colette Benson

4 Parcels of Agricultural Real Estate – 479.78± Title Acres
108.91± Acres Farm Development Lease – 800± Acres Grazing Lease – Lac La Biche, AB



June 13
Edmonton Auction

Owner – Albert Benson: 780.623.0759
Ritchie Bros. Real Estate – Jerry Hodge: 780.706.6652
Brokerage – Ritchie Bros. Real Estate Services Ltd.

Parcel 1 may be viewed by appointment
Parcels 2, 3 & 4 may be viewed
without an appointment

Thorsby Industrial Park

13 Industrial Lots – 0.99± to 2.39± Title Acres
Highway 39 Frontage – Thorsby, AB



June 13
Edmonton Auction

Owner – Stan George: 780.975.4863
Ritchie Bros. Real Estate – Jerry Hodge: 780.706.6652
Brokerage – Ritchie Bros. Real Estate Services Ltd.

Property May Be Viewed
Without An Appointment

Ground Level Land Corp

2 Parcels of Commercial Real Estate
2.49± Title Acres & 3.6± Acres to be Titled – Peregrine Business Park – Clairmont, AB



July 16-17
Grande Prairie Auction

Owner – Chris Balderston: 780.228.2100
Ritchie Bros. Territory Manager – Mike Slon: 780.518.6249
Realtor®: Rick Wallan: 780.518.3313 Brokerage: All Peace Realty Ltd.

Property May Be Viewed
Without An Appointment

Grouse Mountain Store & Campground

Convenience Liquor Store, Gas Station & Campground
3.41± Title Acres – Situated on the Moyie River – Yahk, BC



October 24
Edmonton Auction

Owner – Robert King: 780.836.5109
Ritchie Bros. Real Estate – Jerry Hodge: 780.706.6652
Realtor® – Tom Moran PREC*: 250.784.7090
Brokerage: Re/Max Dawson Creek Realty

Property May Be Viewed
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60
YEARS

Sask. & Man. | WHAT'S HAPPENING

Industrial vacancy climbs



As Saskatchewan's economy continues to sputter along, Regina's industrial market is feeling the pinch.

According to a new study from **Colliers International**, vacancy rates have risen by 0.75 per cent in the past six months to 4.11 per cent, their highest level in a decade. Development projects continue to be "low-key."

Just a handful of relatively minor projects to come fruition during the winter, including **Fries Capital Corp.** completing its building at 2212 Emmett Hall Road and **AGCO Canada** finishing an approximately 20,000-square-foot addition at 515 Dewdney Avenue. AGCO's distribution centre will supply agricultural equipment parts to all of Western Canada and the Northern U.S.

The cool market has kept developers from doing any large-scale speculative building that has been seen in other Canadian cities, and prompted them to require significant pre-leasing before putting a shovel in the ground.

There are 15 properties around town with 10,000 square feet or more of vacant space, which makes up nearly 70 per cent of the total. The largest spaces can be found at Titan Business Park, the TransLink Logistics Centre, the Staples Call Centre and the former Haliburton building and Westeel buildings.

Tenants looking for smaller spaces – between 1,000 and 6,000 square feet – have more than 60 options available to them, a sizable increase from just six months ago.

"Without a significant improvement in the Saskatchewan economy, Regina will likely continue to see some rising vacancy and competition, leading to lower rental rates," the report said. "Tenants will continue to benefit from lower rates and more opportunities and landlords will have to adjust to new market realities."

Retail demand to expand

Strong population growth in Saskatoon is providing much-needed fuel to the city's retail sector, even as the unemployment rate inches up.

The city's population grew by 2.8 per cent, or about 9,000 people, in 2017, blunting the impact on retail of the closures of **Sears** and **Wholesale Sports**.

According to a new retail report from **Colliers International**, the retail vacancy rate increased from 4.3 per cent in 2016 to 4.5 per cent last year.



The city's average net rental rates remained unchanged at \$25 per square foot.

There was a 1.5 per cent improvement in Saskatoon's employment but the unemployment rate increased to 7.8 per cent from 6.5 per cent as population growth outpaced that of employment.

There has been minimal interest from big-box fashion retailers for a number of years now as demand has been weak outside of Midtown Plaza. In fact, most new retail developments have been anchored by grocery stores or pharmacies and filled in by quick-service restaurants, banks and other financial services providers, medical and dental offices and beauty salons.

"The growing popularity of online shopping has reduced the viability of traditional retail," the report said. "This prevailing trend is forecast to require retailers to significantly reduce their storefront footprints and rely more on localized warehouse opportunities to expedite online delivery."

There is about 120,000 square feet of retail space

Breweries boost commercial leases



Tapping barrels at Barn Hammer Brewing Co., Winnipeg. | SYMON PTASHNICK

A rash of microbreweries have sprung up throughout Winnipeg over the past couple of years to give the city's industrial and retail markets an unexpected boost.

Thanks to provincial legislation that reduced red tape and the cost for starting up brewing operations, Winnipeg has become a veritable hotbed of IPAs, stouts and pilsners.

There's **Barn Hammer Brewing** and **One Great City Brewing Co.** near Polo Park Shopping Centre, **Captain K Distillery** and **Torque Brewing Company** a few kilometres further north, **Little Brown Jug Brewing Co.** just north of downtown, **Trans Canada Brewing Co.** in the south part of town near **Ikea** and **Stone Angel Brewing Co.** near the **University of Manitoba**.

Another microbrewery, **Kilter Brewing**, is preparing to open up on the outskirts of downtown.

There's also **Brazen Hall Kitchen**

presently under construction, which is scheduled to come on stream this year, adding to the 250,000 square feet that was completed in 2017, most

& **Brewery**, which is on the old site of the Round Table restaurant on Pembina Highway in Fort Garry.

That's all in addition to the established players, **Fort Garry Brewing Co.**, a stone's throw from Trans Canada, and **Half Pints Brewing Co.** near Richardson International Airport.

None of the upstarts is running the kind of operation that will put a scare into **Labatt** or **Molson**, but they've combined to take over several hundred thousand square feet of space that may have been empty if it weren't for the province's actions a few years ago. They've also carved out a growing niche among beer drinkers.

Torque, for example, has a 12,000-square-foot brewery and a 4,000-square-foot taproom, boardroom and administrative area.

"We're a craft beer city now," said **John Heim**, Torque's president. ■

of which was part of Phase 5 of Preston Crossing, according to the Colliers report. ■

– Geoff Kirbyson

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- Brand new duplexes and multifamily/commercial.
- Infill locations and new subdivisions.
- Commercial/Industrial properties with long term Tenants.
- Land development.



Shell Gas Station

- High traffic location
- Can be purchased with bar/restaurant next door
- Call for details; serious buyers only
- Regina - Moose Jaw Area

LOOKING FOR SELLERS

- We have all kinds of Commercial Buyers - CASH/QUICK CLOSING

LAND FOR SALE (Regina & Surrounding)

- MAC ZONING
- INDUSTRIAL



Kenosae Inn For Sale

- Located in the Moose Mountain Provincial Park
- Resort hotel property
- Call for more detail



Restaurant/Bar/Motel For Sale

- High traffic
- Well established, strong sales
- Can be purchased with gas station next door
- Regina - Moose Jaw Area



8 Plex For Sale

- 7 two bedrooms + 1 one bedroom
- \$819,900
- New roof, windows
- Fully rented



Balgownie Motel

- 8 rooms
- Managers suite
- Recently improved
- Just 20 minutes east of Regina on TransCanada #1 Hwy

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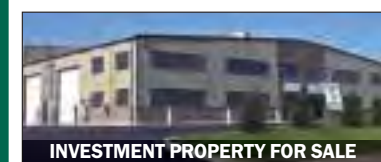
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INVESTMENT PROPERTY FOR SALE

101 English Crescent, Saskatoon SK

Two highly-finished warehouse units with \$141,887 NOI. 9,154 total SF on fully-paved site, three OH doors, two developed floors of office & showroom.

Sale Price: \$1,995,000 REDUCED: \$1,850,000

Contact Todd Butler for details.



WILDWOOD MOBILE ESTATES

1035 Boychuk Drive, Saskatoon SK

This 12.86-Acre trailer park has 80 mobile home pads with \$604,475 NOI. It is exceptionally well located in one of Saskatoon's highest income areas.

Sale Price: \$10,495,000

Contact Ken Kreutzwieser or Mike Barber for details.



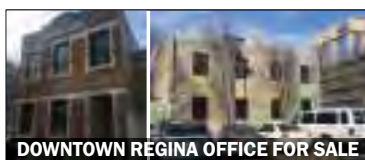
FULLY-LEASED INVESTMENT PROPERTY

1200 Butte Road North, Pilot Butte SK

Three office and industrial buildings on 2.0 Acres plus an additional 2.26 Acres of development land, only minutes from Regina. Site is graveled and fenced.

Sale Price: \$3,075,000

Contact Jayson Elenko for details.



DOWNTOWN REGINA OFFICE FOR SALE

1840 Cornwall Street, Regina SK

This ±3,375 SF office building is newly renovated with seven offices, boardroom and several windows, plus a built-out lower level with kitchenette and locker room.

Sale Price: \$915,000

Contact Levi Cooney for details.



WestBay Apartment Block For Sale

In Hudson Bay Sask.

36 suites, lots of upgrades, brand new roof and metal siding Year built 1979 Price - **\$1,200,000.**

250-724-3288 or 250-724-9914 leave msg.

Contact owner - w.romuld@shaw.ca

12 Unit Apartment Building FOR SALE \$1,399,000



2907 7th Street East, Saskatoon, Saskatchewan

Currently 100% occupied with below market rents, giving value added potential to raise rents by 10% increasing NOI.

Building consists of:

- 12 one bedroom units with A/C & Balconies
- Parking
- Many updated and renovated
- Ideal location close to stores, restaurants and many other amenities

Serious Inquiries Only.

Proof of funds may be required.

For more information please email: gaylandpanko@hotmail.com

Investment Property For Sale Near Estevan, SK



Investment property for sale in Hitchcock, Sask. consisting of 7 serviced, 3 unserviced residential lots and 32 acres +/- for commercial and/or industrial development with highway frontage.

\$800,000 CDN

Contact: tkeating@kbsl.ca

For Sale: LAKEFRONT AT WASKESIU!



1630 Orchid Waskesiu Prince Albert National Park

List Price: \$999,000 MLS®SK726998

Features

Age - Older	Style - Bungalow
Size - 835 sq. ft.	Lakefront Lot-125'x70'
Parks Canada Lease	Garage-Detached 12'x22'

1630 Orchid is a Lakefront Residential Property in the "Flower Subdivision" Waskesiu, Prince Albert National Park.

A Lakefront property in these subdivisions has not become available for sale in over 20 years

For an Information Package regarding the Sale of this property in June, 2018

Please Contact

David Harradence

Direct Work: 306-763-6481

Cell Phone: 306-961-6876

dharradence@remax.net



Business & Building - Estevan, Saskatchewan



\$490,000 MLS®#:SK722281

- Well known for quality service and products; could easily continue to be run as a family operation with minimal staff.
- The existing staff is prepared to remain with the company.
- The list price includes the building, business, machinery, good will, and trade name.
- Solid concrete block building with one rear overhead door, overhead crane, numerous machines and tools.
- Zoned C4

A list of machinery, tools and financial statements available to qualified buyers

Lorna Pylychaty
Associate Broker

lorna.pylychaty@century21.ca

Cell: 306-421-6847



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MLS: 172043 – 11004 115TH STREET, OSOYOOS
\$2,325,000

3.5 ACRES – ORCHARD/FRUIT STAND/ HOME



BUILD YOUR DREAM HOME WITH GORGEOUS VIEWS

- CHERRIES, PEACHES, TABLE GRAPES
- COLD STORAGE SHED
- BUILD YOUR DREAM HOME PLUS.... - LAKE, TOWN & MOUNTAIN VIEWS
- ESTABLISHED FRUIT STAND
- HIGHWAY ACCESS

MLS: 171265 – 4275 HIGHWAY 3, OSOYOOS
\$1,795,000

FRUIT STAND/GREENHOUSE/2 RESIDENCES



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- 1,200 S.F. PRODUCTIVE GREENHOUSE
- 1 HOME & 1 SUITE ABOVE FRUIT STAND
- LARGE WORKSHOP
- HIGHWAY ACCESS
- COLD STORAGE

MLS: 166564 - 4305 HIGHWAY 3, OSOYOOS
\$1,950,000

1.6 ACRES – GREAT MOTEL/HOTEL SITE



CURRENTLY OPERATED AS A MOTEL

- ZONING C-4 - 2 BLOCKS TO THE BEACH
- GREAT LOCATION - CORNER OF LAKESHORE & HWY 3
- 9 ROOMS, LG POOL/HOT TUB, **VALUE MOSTLY IN LAND**

MLS: 170846 - 5501 HIGHWAY 3, OSOYOOS
\$2,250,000

DEVELOPMENT LAKEFRONT PROPERTY



2.96 ACRES – OVER 200' BEACH/WATERFRONT

- CURRENTLY ZONED C-D7 - HIGH DENSITY
- RESORT OR MULTI FAMILY RESIDENCIAL DEVELOPMENT
- ALL SERVICES IN PLACE – WALK TO ALL AMENITIES

MLS: 172267 - 8000 COTTONWOOD DRIVE, OSOYOOS
\$4,900,000

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6.2 ACRE ORCHARD/GORGEOUS HOME/CIDERY

- 5 BED/3 BATH HOME - RANCHER WITH WALK OUT BASEMENT
- INCLUDES: CIDER DISTILLARY, STORAGE ROOM & GUEST SUITE
- CUTE & COZY TASTING ROOM ON HWY 97

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\$2,895,000

MOBILE HOME PARK FOR SALE | FORT ST JOHN BC



- 34.5 Acres
- 70 Mobile Home & 14 RV Pads
- Expansion Potential and Low Vacancy
- Close to Downtown Fort St. John, Great Highway Access
- Owners Currently Operate Park from Vancouver
- On Track to Gross over \$370,000 this Year

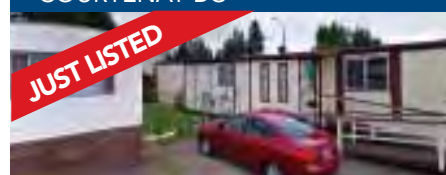
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INVESTMENT OPPORTUNITY 100 MILE HOUSE



- 33 Strata Apartments
- Cap Rate 7%
- 1/2 Bachelor + 1/2 Bedroom Mix
- \$2,750,000

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- 3 Acres
- 25 Pads / 2 RVs / 1 Cabin
- City Water, Sewer, Garbage Collection
- \$3,250,000

MOBILE HOME PARK FOR SALE | MACKENZIE BC



- 120 Pads, 14% Potential Cap
- Close to Town Centre
- Town Services
- Principles Only

\$2,400,000

MHP & LAND FOR SALE CAMPBELL RIVER BC



- 66 Pads Expansion / Plans Complete
- 23 Pad MHP, Fully Occupied
- City Water, Sewer, Garbage Collection
- \$1,700,000 (Park) & \$1,000,000 (Land)

MOBILE HOME PARK FOR SALE | NORTHERN BC



- 70+ MHP and 25+ RV Rental Lots
- Northern BC / Port Community
- High Demand (Avg. \$550 / Pad)
- Projected 40+% Return, Won't Last!
- Corp. Housing Contracts Pending

~~**\$3,850,000**~~ **\$1,999,888**

MOBILE HOME PARK FOR SALE OKANAGAN BC



- Approx. 72 Pads, Low Vacancy
- Close to Town Centre, Town Services
- Principals Only, Buyers Fee Required
- Approx. \$2,500,000

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Deadline: December 4, 2017

ICI outlook 2018
Virtual reality real estate
Land assemblies

Close up: Burnaby-Coquitlam

- Recreation real estate
- Done deals

FEBRUARY

Deadline: January 8, 2018

In front of transit
Office report
Seniors housing

Close up: Calgary

- Recreation real estate
- Done Deals

MARCH

Deadline: February 13, 2018

Mobile home parks
Retail churn
First Nations real estate

Close Up: Vancouver Island

- Recreation real estate
- Done Deals

APRIL

Deadline: March, 12, 2018

Land report
Multi-family markets
Farmland investing
Franchises

Close up: Regina & Saskatoon

- Recreation
- Done Deals

MAY

Deadline: April 9, 2018

Hotel & motel market
Golf course plays
Technology & real estate

Close up: Abbotsford & Mission

- Recreation real estate
- Done deals

JUNE

Deadline: May 14, 2018

Foreign buyers
Real estate investment groups
Industrial report

Close up: Edmonton

- Recreation real estate
- Done deals

JULY

Deadline: June 11, 2018

Cannabis and real estate
Find, fix & flip
Green real estate

Close up: Kamloops

- Recreation real estate
- Done deals

AUGUST

Deadline: July 9, 2018

Recreation report
Trophy resort properties
Waterfront bargains

Close up: Sunshine Coast & Powell River

- Recreation real estate
- Done deals

SEPTEMBER

Deadline: August 13, 2018

Business brokers
Alternative financing
Building rentals

Close up: Winnipeg

- Recreation real estate
- Done deals

OCTOBER

Deadline: September 10, 2018

REIT report
Eastern promises (Ontario CRE)
Limited partnerships

Close up: Surrey/Fraser Valley

- Recreation real estate
- Done deals

NOVEMBER

Deadline: October 9, 2018

5 Top towns
Top resort towns
Franchises

Close up: Kootenay& Rockies

- Recreation real estate
- Done deals

DECEMBER

Deadline: November 13, 2018

Residential investment outlook 2019
Mortgage brokers
Self-storage

Close up: Metro Vancouver

- Recreation real estate
- Done deals