



DORSET
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GROUP

215 – 10451 Shellbridge Way, Richmond, BC V6X 2W8
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FOR SALE

Linscott Court
1826 Barclay Street,
Vancouver, B.C.



**RARE OPPORTUNITY TO ACQUIRE 100% FREEHOLD INTEREST IN A
27 UNIT STRATA TITLED RESIDENTIAL PROPERTY LOCATED JUST
OFF DENMAN STREET IN THE WEST END**



For additional information on this opportunity, please contact:

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Vice President Commercial Sales & Leasing
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The information contained herein has been obtained from the owner or from other sources deemed reliable by Dorset Realty Group Canada Ltd. We have no reason to doubt its accuracy although are not able to guarantee it. All information herein contained is subject to change or withdrawal without notice.



Property Information:

Location: The property is located just west of Denman Street on Barclay Street in Vancouver's very highly sought after West End neighborhood, being close proximity to Stanley Park, Downtown, and the North Shore ;

Building Description: 27 rentable residential strata title units within a 4 story wood frame Building with sprinkler system over concrete parking gated garage of 30 stalls. Recent Building upgrades include exterior painting, 2 hot water tanks, intercom system ;

Building Age: 1986 (35 years approximately) ;

Site Area: 11,790 Square Feet – 90 Feet x 131 Feet ;

Suite Description: 13 – 1 Bedroom + 13 – 2 Bedroom + 1 – 3 Bedroom.
Average Suite Size 782.8 Square Feet ;

Zoning : RM-5B – Permits 2.75 FSR, 60 foot height and 50% Site Coverage ;

Legal Description: Strata Lots 1 to 27, District Lot 185, Land District 36, Strata Plan VAS 1779 (27 PID's) ;

Property Assessments: 27 Strata Units totaling \$19,106,000 (2022) ;

Property Taxes : 27 Property Tax Statements totaling \$50,860 (2021) ;

Rental Income : Current Net Income of \$387,071 ;

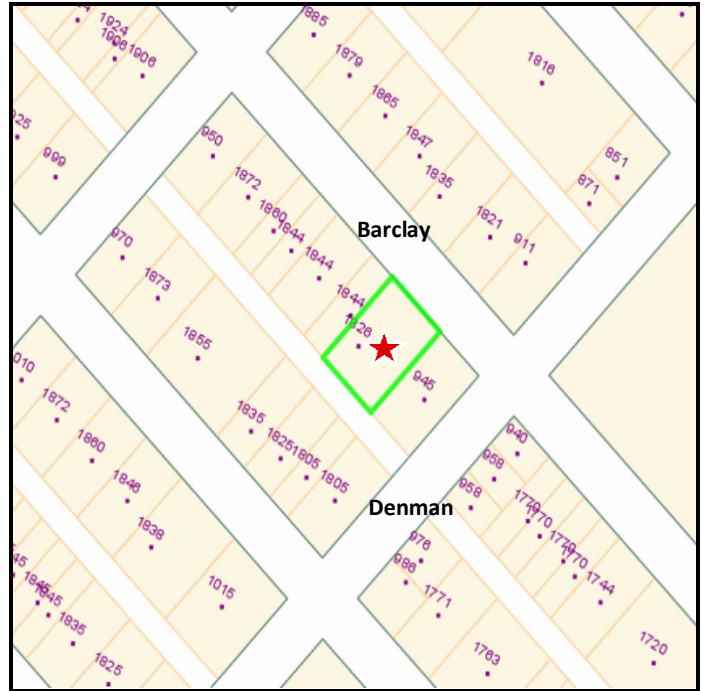
Listing Price: **\$18,500,000.00**

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Map Location



Legal Map



Barclay Street Lobby Entry



Parking Entry from Rear Lane



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