

FOR SALE

# 7663 Nanaimo Street

Vancouver BC V6P 4M6



**GORDON V SING**

Personal Real Estate Corporation

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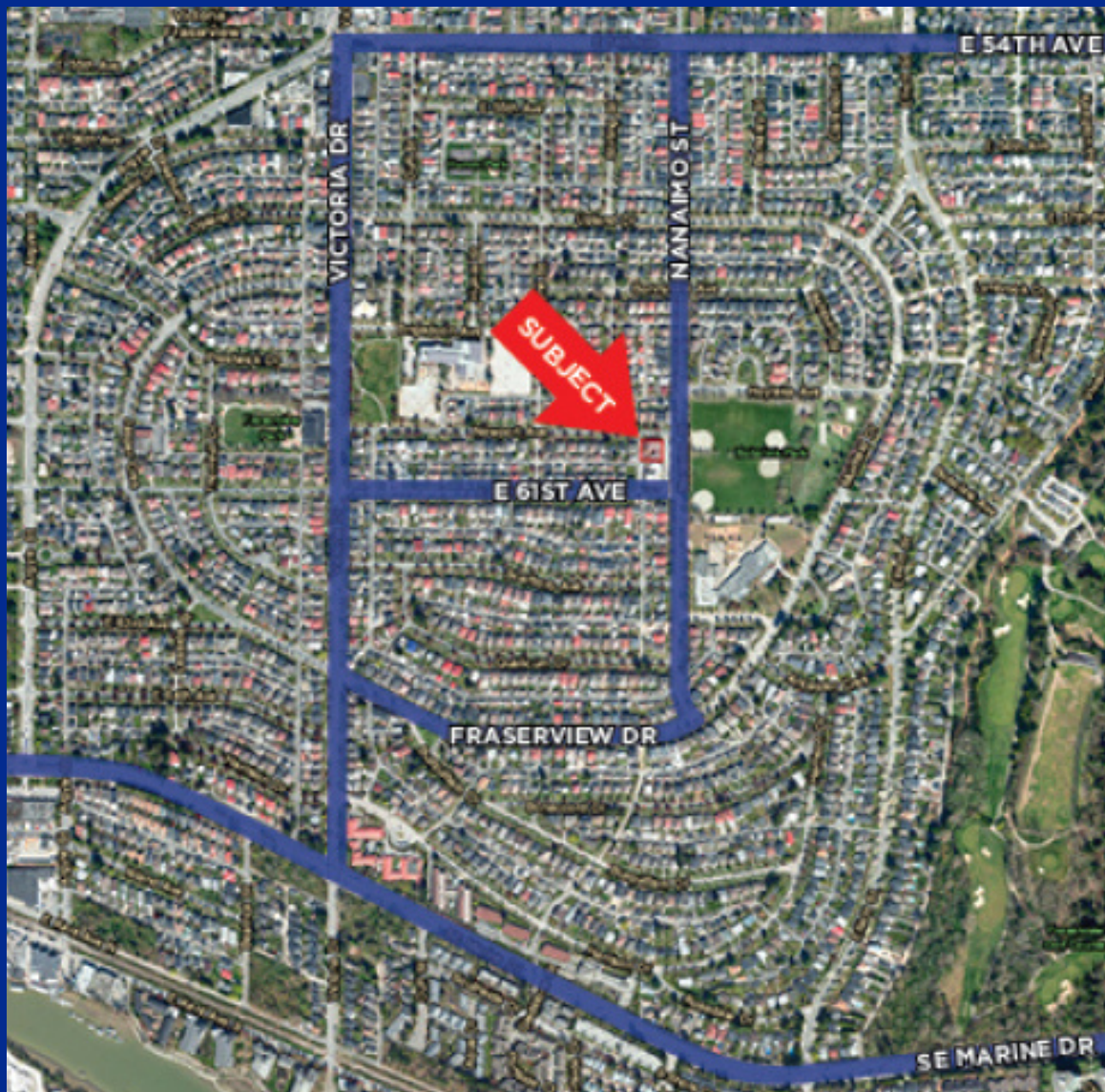
c. 604.833.2993

# 7663 Nanaimo Street

## Vancouver BC V6P 4M6

### The Location

The subject property resides in Fraserview and is located directly across from Bobolink Park. Bobolink Park is 3.82 hectares = 9.434 acres.





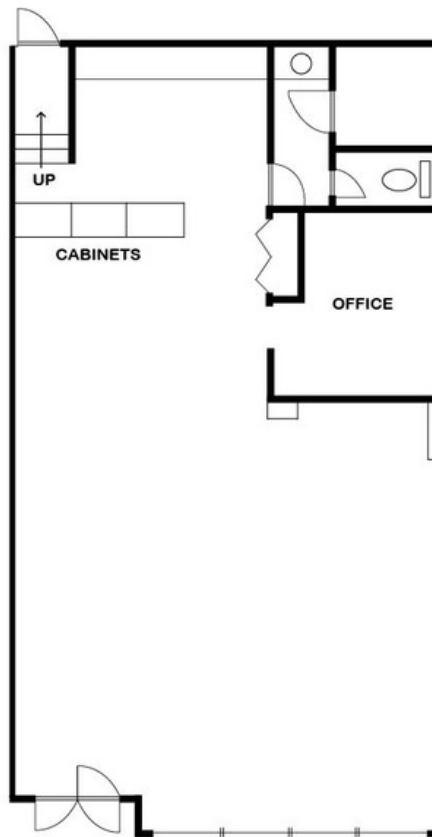
## The Opportunity

7663 NANAIMO STREET is a commercial strata unit in a boutique strata complex of 12 units. The unit is improved with an open clear span meeting area; one secured office; and washroom with storage area.

## Salient Facts

Legal	Strata Lot 2 District Lot 329 Strata Plan LMS330 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1.
PID	017-747-481
Property Tax	\$6,078.93 (2023)
BC Assessment (2023)	
Land	\$725,000
Improvement	85,600
Total	\$810,600
Strata Lot	1017 SF
Zoning	C-1
BUILDING	
Year Built	1992
Building Type	Mixed Use
Price	\$780,000

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advice, make this submission subject to sale or lease, change in price and terms and withdrawal without notice. Macdonald Realty Ltd., Gordon V Sing Personal Real Estate Corporation



**FLOOR PLAN**  
7763 NANAIMO STREET  
VANCOUVER, BC

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Measurements are approximate and taken from interior walls. To be used for illustrative purposes only.