



FULLY TENANTED WITH BUILT IN RENT ESCALATIONS

3-1010 BEACH AVENUE, VANCOUVER
WATERFRONT UNIT WITH VENTING & PATIO INVESTMENT PROPERTY



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OVERVIEW

3-1010 Beach Avenue, Vancouver, offers a prime beachfront location for a restaurant business, situated directly on the seawall with high foot traffic and visibility. The fully built-out restaurant space features permitted seating for 56, a handicap accessible washroom, and direct access to a garbage room and outdoor loading dock. The lease terms include 3.5 years remaining with an option, annual escalations, and two parking stalls with existing parking revenue. This rare opportunity presents a stable and attractive investment located in a high-profile location with strong foot traffic and scenic views.



Fully built-out restaurant space with venting and patio space



Lease expiry Dec 31, 2027 with 5 year option to renew



Annual built-in rent escalations



2 underground parking stalls with parking revenue



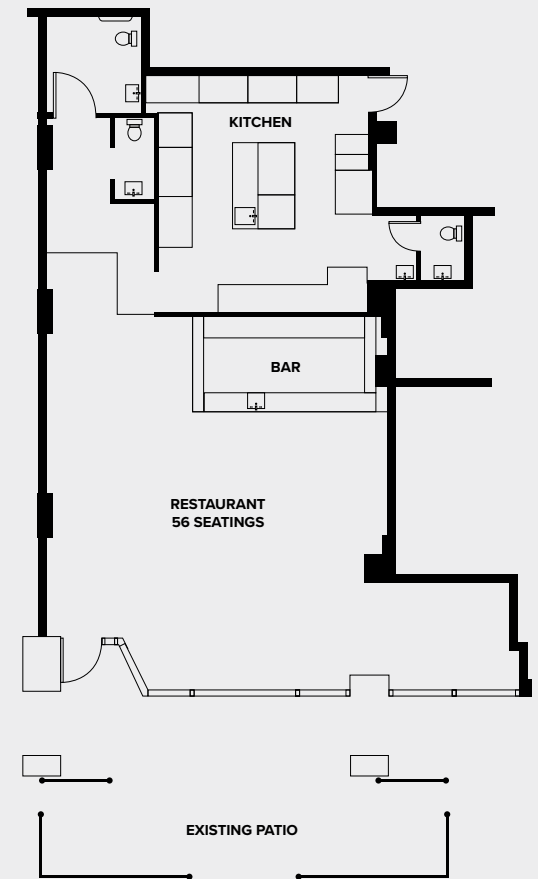
Waterfront location with direct exposure to the seawall bike/running path



Permitted restaurant seating for 56



SEATING FOR 56



Measurements taken from strata plan and to be confirmed by buyer or buyer's agent if deemed important. Floorplan for illustration purposes only. Architectural plans available.



SALIENT FACTS



SIZE

± 1,423 SQFT



PARKING

2 underground stalls with
parking revenue



ZONING

CD-1 (195)



PROPERTY TAXES

\$23,897.20
(\$16.79 psf/annum)



STRATA FEES

\$717.68/month
(\$6.05 psf/annum)



NOI

Contact Listing Agents



LEASE EXPIRY

December 31, 2027 with 5 year
option to renew



PID

015-866-343



LEGAL DESCRIPTION

STRATA LOT 80, PLAN VAS2613,
DISTRICT LOT FC, NEW WESTMINSTER
LAND DISTRICT, TOGETHER WITH
AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE
UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1



PRICE

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PATIO SEATING





VANCOUVER AQUATIC CENTRE

BURRARD STREET BRIDGE

ST. PAUL'S HOSPITAL

JIM PATTISON TOYOTA DOWNTOWN

VANCOUVER LOOKOUT

GRANVILLE BRIDGE

SUBJECT PROPERTY

MUSEUM OF VANCOUVER

VANIER PARK

STUNNING VIEWS OF VANCOUVER

Prime beachfront setting with stunning views of English Bay and the North Shore Mountains. The area is vibrant and scenic, with a diverse mix of local residents, tourists, and office workers, ensuring a consistent flow of potential customers. The seawall, a popular running and biking path, passes directly in front of the property, attracting thousands of visitors daily. The surrounding area features a range of successful restaurants, cafes, and retail shops, and is conveniently located near major attractions like Stanley Park, English Bay Beach, and the Vancouver Aquarium, making it an ideal location for a restaurant business.



FOR MORE INFORMATION CONTACT

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