



**FOR SALE**  
 IDEAL FOR OWNER/OCCUPIER  
**935 SEYMOUR STREET**  
 VANCOUVER, BC

AVAILABLE VACANT  
 OR WITH INCOME



• LESS THAN \$1,000,000

**EXCELLENT EXPOSURE** OVER 17,761 VEHICLES DAILY

**WALK SCORES**



**100**

WALKER'S PARADISE



**100**

RIDER'S PARADISE



**69**

BIKEABLE



**Eric Walker**  
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**935 SEYMOUR STREET**  
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OR WITH INCOME  
PRICE: \$960,000

**Zoning**

The property is zoned [CD-1 \(369\)](#).  
Governed by [Bylaw 14249](#).

**480 SF**  
Usable

**528 SF**  
Rentable

**Legal Description**

PL LMS3440 LT 6 DL 541 LD 36. UNDIV 45/11238  
PID: 024-233-617

**Additional Rent**

Taxes

\$14.73 PSF

Strata Fees

\$9.76 PSF

**Total Additional Rent**

**\$24.49 PSF for 2025**

**Available Vacant or Tenanted (NOI \$29,040)**

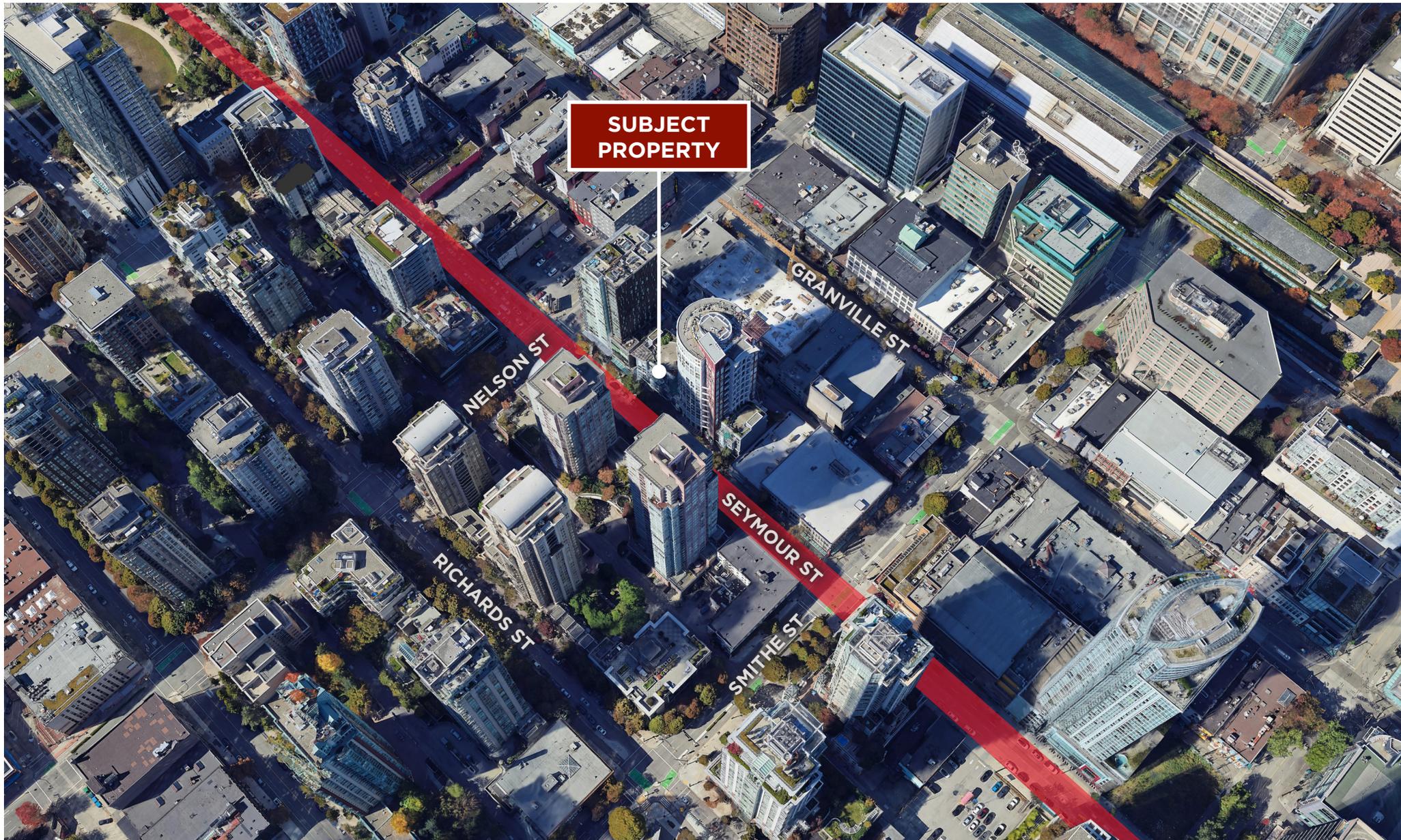
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## AERIAL MAP





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**SUBJECT  
 PROPERTY**

**DEMOGRAPHICS**  
 WITHIN A 20 MINUTE WALK  
 (2 KMS)

<b>12,606</b>	Businesses
<b>229,209</b>	Daytime Working Population
<b>145,609</b>	Total Population
<b>8.5%</b>	Projected Growth (2018-2023)
<b>85,578</b>	Households
<b>8.2%</b>	Projected Growth (2018-2023)
Ages:	<b>7.6%</b> < 19
	<b>78.7%</b> 20 - 64
	<b>13.7%</b> > 65
	<b>38.3</b> Median Age
<b>\$85,158</b>	Average Household Income





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For more information, please contact:

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