

# DONE DEALS

## Our readers report on recent commercial real estate deals across Western Canada

**D**one Deals is our monthly feature highlighting some of the major real estate transactions completed recently in Western Canada's vibrant commercial real estate market.

**From: Avison Young, Vancouver.** Avison Young agents **Mark Hannah** and **John Lecky** sold the following:

- Deal: 38,000-square-foot office building, Vancouver, with 6.3 per cent capitalization rate. Sold to a private investor. Price \$11.25 million. **Avison Young** principal **Rob Greer** sold the following:
- Deal: 28,000-square-foot office building in Abbotsford. Sold to a local, investor group of four dentists. Cap rate of 6.1 per cent. Price: \$8.6 million.

**From: Colliers International, Fort McMurray, Alberta.** Colliers associate broker **Ken Shebib** sold the following:

- Deal: 16-room, three-bar Oil Sands Hotel, Fort McMurray. Price \$5 million.
- Deal: 16,800-square-foot industrial building, Fort McMurray. Sold to **First West Properties Ltd.** Price: \$7 million.

- Deal: 1.5-acre industrial land in Taiga Nova Eco Park, Fort McMurray. Sold to **Kuusamo Development Inc.** Price \$2.87 million.

- Deal: 9,000-square-foot office building, Franklin Ave., with 24,000-square-foot lot, Fort McMurray. Sold to **Edmonton Pipe Trades.** Price: \$4.3 million.

- Deal: 8,500-square-foot office building, Franklin Avenue., Fort McMurray. Price: \$4.3 million.

**From: Macdonald Commercial, Vancouver.** Agents **David** and **Mark Goodman** sold the following:

- Deal: 1.6-acre industrial development site, zoned M-2, Vernon Drive, Vancouver. Four bays with five offices. Sold to **Blacktop Cabs.** Price \$7.1 million.

- Deal: 21-suite Cedar Villa, Marpole area, Vancouver. 4.9 per cent cap rate. Price: \$3.2 million.

**From: Re/Max Dawson Creek Realty, Dawson Creek, B.C.** Re/Max agents **Lloyd Smith** and **Tom Moran** sold the following:

- Deal: 28,000-square-foot former IGA store, downtown Dawson Creek. Price: \$925,000.

- Deal: 1.8-acres of industrial land, Dawson Creek. Price: \$120,000.

**From: Royal LePage Coronation Coquitlam.** Royal LePage agent **Glenn Yamada** sold the following:

- Deal: 20,097-square-foot building site, zoned for 27 units residential, East Vancouver. Price \$2.3 million.

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➤ 28,000-square-foot Abbotsford office building sold for \$8.6 million.



➤ 38,000-square-foot Vancouver office building sold for \$11.25 million.



1.6-acre industrial site, East Vancouver, sold for \$10 million.

## Vancouver Island

### COMMERCIAL OPPORTUNITIES IN VICTORIA

**FOR LEASE - Office Space**  
 990 Hillside Ave 1,000 - 5,000 sf  
 Great location at busy intersection  
 Contact: David or Ken

**FOR LEASE - Retail Office Space**  
 Latoria Walk Shopping Ctr Up to 6,000 sf  
 New commercial / residential development.  
 Contact: Call Ken

**FOR LEASE - Retail & Office**  
 Mariners Village - Town of Sooke

**FOR LEASE - Medical Clinic**  
 Admirals Walk Shopping Centre

### PUB AND LIQUOR STORE

105 seat • Outdoor patio • 5+ treed acres  
 • dual zoning • living quarters • Hwy frontage

### PARKVILLE REVENUE PROPERTY

• 7.7 Acres • 6+ Rentals • 2 Stall Barn, Corral  
 • Good Income • Well maintained **\$845,000**

### BUSINESS FOR SALE



**RandallNorth**  
 REAL ESTATE SERVICES INC.

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 (Residential and Commercial)  
 including Facility Management Services