



FOR SALE IN SOUTH VANCOUVER

# Office. Light Industrial. Retail.

Forum at 750 SW Marine Drive boasts CD-1 zoning and offers a comprehensive development district that includes commercial retail space, light industrial space and office space. **Invest in the future of business in South Vancouver.**

ForumByChard.com

FORUM

## Commercial Investment Benefits



**LONG TERM LEASE**  
Commercial leases are typically 5 – 10 year terms.



**TAX BENEFITS**  
Foreign buyers tax exemption and empty home tax exemption.



**LOW MAINTENANCE COST**  
Steady income stream and low maintenance cost for owner.



**TRIPLE NET LEASE**  
Tenant is responsible for covering property tax, operating expenses, maintenance, insurance and utilities on top of their net rent.

## Uses

To meet the growing demand from the South Vancouver area, Chard has worked with the City of Vancouver to allow for more flexibility on the allowable uses for Forum's offices and light industrial space.

### OFFICE

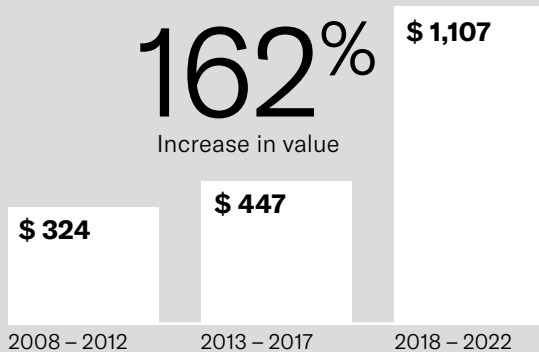
Accounting Office	General Practitioner
Law Firm	Optometrist
Realty Office	Chiropractor
Physiotherapy	Architect
Dental Office	Interior Designer

### LIGHT INDUSTRIAL

Brewing or Distilling	Clothing Manufacturing
Food or Beverage Products	Shoes or Boots Manufacturing
Creative Products Manufacturing	Jewellery Manufacturing
Furniture or Fixtures Manufacturing	Textiles or Knit Goods Manufacturing
	Film Production

## Future Growth

### Mt. Pleasant Office & Industrial Strata Sale Price Per Square Foot



Similar transformative neighbourhoods – like Vancouver's Mount Pleasant – have experienced significant growth in the value of commercial strata space in recent years. South Vancouver is poised to realize the same gains.

There is major growth opportunity for commercial strata in South Vancouver with upcoming residential development.

**Interested in leasing your investment property out? Colliers International have a large team of qualified agents and are here to help you find qualified tenants for your investment property.**