

Only Opportunity for New & Luxury *Retail Space*

LOCATED ON WEST BOULEVARD BETWEEN W45 & W46

- Prime Vancouver West shopping district in Kerrisdale
- New Arbutus Greenway transformation by the city to increase foot traffic and visibility
- One of the highest disposable income neighborhood
- Rare restaurant opportunity*
- Stable rental income
- Bang & Olufsen system connectivity
- Ample amount of customer parkings

COMMERCIAL UNIT INFORMATION

| | |
|----------------------|------------------------------------|
| CONSTRUCTION TYPE | 6 storey Mix-Use Concrete Building |
| ESTIMATED STRATA FEE | \$0.61 / sf |
| ESTIMATED COMPLETION | Summer 2024 |

PAYABLE TO LAWSON LUNDELL LLP, IN TRUST DEPOSIT STRUCTURE (TOTAL 25%)

| | | |
|-------------------|----------|--------------------------------------|
| ● INITIAL DEPOSIT | \$20,000 | upon contract writing |
| ● 2ND DEPOSIT | 10% | within 7 days of contract acceptance |
| ● 3ND DEPOSIT | 5% | 6 months after initial deposit |
| ● 4RD DEPOSIT | 5% | 9 months after initial deposit |
| ● 5TH DEPOSIT | 5% | 12 months after initial deposit |

| CRU | SIZE | CEILING HEIGHT | # OF PARKING |
|------------------|--------------------|--|--------------|
| R07 | 954 SF | 18 FEET DOUBLE HEIGHT CEILING | 1 |
| R08 | 1276 SF | | 2 |
| R10A* | 1360 SF | | 2 |
| R10B* | 1192 SF | | 2 |
| R12 | 1470 SF | | 2 |

* Restaurant compatible for R10A & R10B only. Please enquire Gryphon House team for more information

WHAT IS INCLUDED IN THE RETAIL SPACE?

- Plumbing rough-ins for toilet and sink installation. Purchaser will be responsible for their own installations.
- Individually controlled HVAC unit providing ventilation, cooling and heating located on the ceiling of each Strata Lot.
- Electric thermostat & electrical panel (200amp, 3 phase, 208 volt circuit panel) will be provided.

FACT SHEET

This is not an offer for sale and is for information purposes only. An offer for sale may only be made in conjunction with a Disclosure Statement. E. & O.E. The above images or drawings are for illustration purposes only. The developer reserves the right to alter size, price, design and/or finishings at any time.