



FAIRCHILD SQUARE

Richmond/ BC/ West Cambie **LP: \$340,000 SP: \$300,000**
580 4400 HAZELBRIDGE WY V6X 3R8 MLS#: V4009920

Status: Sold	Zone:	
# Stories: 1.0	Prop Type: Office	Tran Type: For Sale
# of Bldgs:	Year Built: 1992	Yrs Own Oper:
# of Units:	Signage:	
Tot Area:	Title Pulled:	Lot Frntg FT: 0
Footprint SF:	Linc/PID: 023-375-256	Lot Depth FT: 0
Vacant SqFt:	Occupancy: Tenant	Land Size SF: 0

Richmond Prime Location. All measurements are approximate, buyer to verify.

Gross Income:	Apod Source:
Tot Oper Exp:	Apod Year:
Net Income:	Gross Tax/Yr: \$ 0 / 2006
Cap Rate:	Mrk Val Assmt: Assmt Year:

LseTyp/SubLse:	Lse Term/Rem:	Lse Measure:
Lease \$/SqFt: \$ 0.00	Lse Add Rent:	Lse Renew Mo Prd:
Lse Incentives:	Lse Op Costs Inc:	
Lse Op Cost SF: 0.00		

Bldg Type: Mixed Use	LndUse/Zoning: / C6
Construction: Mixed	Owner Interest: Condo/Strata Property, Freehold
Roof: Other	Occupancy: Tenant
Exterior: Stucco	Poss Dt/Notes: / TBA
Flooring: Carpet	Restrictions:
# Elevators:	Reports Avail:
Dist Btwn Col 1:	Bldg Flr Plate:
Dist Btwn Col 2:	Flr Plate Wdth:
Contig Space:	Flr Plate Dpth:
Prkg Fee Pd:	Ceiling Height:
Cost of Space:	Total Prkg Spcs: 2
Covered Prkg:	Common Prkg:
Energized Prkg:	Designatd Prkg:
Parkade Prkg:	Heated Prkg:
Amenities: Fully Air Conditioned	Paved Prkg:
	RPR/Survey: N RPR Yr:
	Exclusion Rmks:
	Exclusion Exp: Env Asmt Phs: None
	Total Prop SqFt: 1187
	Main Off SqFt: Main Off Rate:
	Main Ret SqFt: Main Ret Rate:
	Main Wrhs SqFt: Main Wrhs Rate:
	Site Services:

Fire Protection: Smoke Detectors	Site Influence: Airport Nearby, Corner Site, High Traffic Area, Landscaped
Condo Fee:	
Access/Loc: Direct Access	

HVAC: Baseboard	Water Supply: Municipal
Heating Fuel: Electric	Sewer Storm:
Sewer Septic: Municipal/Community	Year Cleaned:
Max Amp/Vlt:	Power Type: Purchaser to Verify

Legal Desc: Plan: NW3049 Blk: 5N Lot: 96

Listing Courtesy of: Royal Pacific Realty Corp.