


**ACTIVE**  
**C8004527**

**Board:** V  
Retail

## 3722 OAK STREET

Vancouver West  
Cambie  
V6H 2M3

**\$599,000** (LP)  
(SP)  
(LR sq. ft. p/a) 



Well designed ground floor medical office with large reception area, 3 visiting offices, work area, storage and 2 piece powder room. Air conditioning 1 parking. Newer renovation. Great location with high traffic exposure. Perfect for owner operation or leasing. Close to Vancouver General, Children and Women hospitals and King Edward Mall. Also suitable for other types of business.

**P.I.D.:** 023-762-063

**Property Type:** Retail

**Zoning/Land Use:** C2

**Land Sz SF/Acres:** 820 / 0.00

**Brochure:**

**Prop. Tax/Year:** \$5,932.39 / 2015

**Width / Depth:** /

**Transaction Type:** For Sale

**Sale Type:** Asset

**Virtual Tour:**

### Property Details

**Seller's Interest:** Registered Owner

**Interest In Land:** Freehold

**Environmental Assessment Phase:** None

**Occupancy:** Seller

**Seller's Rights Reserved:** No

**Amenities:** Air Conditioning

**Site Services:**

**Restrictions:**

**Office Area Sq Ft:**

**Retail Area Sq Ft:**

**Warehouse Area Sq Ft:**

**Mezzanine Area Sq Ft:**

**Other Area Sq Ft:**

### Lease Details

**Leased Rate Sq. Foot:**

**Leased Size Sq. Foot:**

**Lease Type:**

**Lease Op Cost SqFt:**

**Additional Rent/SF:**

**Lease Term (Months):**

**Lease Expiry Date:**

**Lease SubLease:**

**Tot. Spce Avail for Lse:**

**Subj. Unit Cont. Spce:**

### General Building Details

**Subj. Space SqFt:** 820

**Width / Depth:** /

**Year Built:** 1997

**Complex Name:**

**# of Buildings:**

**# of Storeys:**

**# of Loading Doors:**

**# of Grade Doors:**

**Parking Spaces:** 1

**# of Elevators:**

**Roof:** Other

**HVAC:**

**Building Type:** Condo Strata Complex

**Construction Type:** Wood Frame

**Firm:** [RE/MAX Margaret Leung Realty](#)

