

Transaction Report **2016/2017**

1209 JERVIS



GAMMON
INTERNATIONAL



2016/2017 Transaction Report

Low yields, high land values, shortage of supply but no shortage in demand... **how did we do?**



22 Unit Multi-Family Building

234
East 14th Ave
Vancouver, BC

\$7,900,000.00

Future Redevelopment Site

Currently improved as a 3 tenant, single story retail building

3951-3995

Moncton Street
Richmond, BC

\$3,000,000.00





Future Redevelopment Site

Currently improved as a 3 tenant, two story
office/retail building

3911
Moncton Street
Richmond, BC

\$2,000,000.00

Future Redevelopment Site

Currently improved as a 4 tenant, single story retail building

3800

Moncton Street
Richmond, BC

\$3,300,000.00





Future Redevelopment Site

Currently improved as a 7 tenant, single story
retail building

4402
Main Street
Vancouver, BC

\$6,980,000.00

Future Redevelopment Site

Currently improved as a 2 story office/retail building

2501 Spruce St.
1110 W. Broadway
Vancouver, BC

\$19,000,000.00





Future Redevelopment Site

Currently improved as a single tenant
retail building

2966
West 4th Ave.
Vancouver, BC

\$8,800,000.00

Future Redevelopment Site

Currently improved as a 2 story office/retail building

6031-6035
Fraser Street
Vancouver, BC

\$4,400,000.00

21 Unit Multi Family Building

11682
224th Street
Maple Ridge, BC

\$2,220,000.00





Future Redevelopment Site

8427-8455
Cambie Street
Vancouver, BC

\$23,795,000.00

This 15 townhome stratified property falls within the Marpole Official Community Plan allowing the site to be redeveloped up to 12 stories including podium level at grade with an outright Floor Space Ratio (FSR) of up to 3.0. This superb location offers immediate access to the Marine Gateway which houses various AAA Tenants and provides immediate access to the Canada Transit Line.



Future Redevelopment Site

Currently improved as a 2 story mixed use building

8405-8565 Granville Street Vancouver, BC

\$19,750,000.00

The Marpole Official Community Plan allows this site to be redeveloped up to 12 stories including podium level at grade with an outright Floor Space Ratio (FSR) of up to 3.0. Located next to Westbanks past project, Granville and West 70th, the subject site boasts almost 200 feet of frontage along Granville Street.

Future Redevelopment Site

1209

Jervis Street Vancouver, BC

Undisclosed

Currently improved with a 3 story walk up multi-family building designated as Heritage B within the City of Vancouver's heritage registry, the site alone falls within the Westend Official Community Plan allowing a mixed-use development up to 7 FSR with height considerations of up to 190 feet.



Sales Volume In 2016/2017

\$125M

Majority Transaction Types

**Redevelopment
Sites**

Expected Sales Volume In 2017/2018

>\$125M

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What can we say, 2016/2017 was a massive year for us. The majority of our sales transactions were completed in the Metro Vancouver Area due to the types of Buyers, Investors and Developers we have been so fortunate to work with. Almost 100% of our transactions were unlisted, un-marketed and privately done in order to help our clients achieve their goal of acquiring properties without competition.



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Not only have we achieved success on their behalf, we have also achieved success for property owners they have purchased from as top-dollar and record pricing was the theme of the year.

Moving forward, there doesn't seem to be a slow down in growth in our day to day activity. As we have welcomed new clients with their goal of acquiring property in Metro Vancou-



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ver, our existing clients remain to be bullish, regardless of our political landscape or media coverage that has stated the otherwise, in their continued pursuit of finding another piece of Metro Vancouver.

If you are an Investor or Developer and looking for that off-market opportunity, please contact one of us immediately.

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