



Les Twarog & Sonja Pedersen

Downtown and Westside Specialists

View our listings at www.6717000.com/res



LES 604.671.7000 SONJA 604.805.1283 "SELLING DISTINCTIVE LIFESTYLES"



CITYGATE PENTHOUSE

MLS# 528841

CITYGATE - MAIN & TERMINAL
2701 - 1188 QUEBEC \$978,000
 2000sf S/W corner, 3 bdrm, sub P/H, stunning views of F. Creek & D/T. Recently totally reno'd w. new kitch., baths, H/W flrs., paint etc. Leased at \$4,000/mo.



SHAUGHNESSY ESTATE

MLS# V548360

FEATURE PROPERTY
1537 MATTHEWS AVE \$4,790,000
 Magnificent 11,000 s/f. mansion on a 3/4 acre lot featuring 7 bdrms, 6.5 baths, 6 f/p's, attached indoor swimming pool + coach house w/ 1 bdrm suite. This 1st Shaughnessy Heritage estate was built in 1912 & is oozing with charm & history with only 3 owners in 93 years. All the original historic features of the home are beautifully intact including H/ W floors, crown moulding, stained glass, wainscotting, ceiling details and light fixtures. 11' ceilings on the main floor. Completely remodelled and updated kitchen in 1989. The grounds are mature and beautifully landscaped.



YALETOWN P/H

MLS# 559530

403 - 1066 Hamilton St. \$599,000
 "The New Yorker" warehouse loft conversion, 1000 sf. Penthouse with 11-13 foot vaulted wood slate ceilings, lots of original exposed brick & beams, polished concrete floors, large skylight, 2 baths & rarely available U/G parking stall.



CONCORD PACIFIC

NEW LISTING

MARINASIDE AT CONCORD PACIFIC
3102 - 1033 MARINASIDE \$375,000
 581 sf. 1 bdrm + office + balcony. N/E facing with False Creek and BC Place view. New H/W floors, granite counters & designer paint. Shows well



CONCORD PACIFIC

MLS# 565058

MARINAPOINT AT CONCORD PACIFIC
2301 - 1008 CAMBIE \$387,900
 736 sf. 1 bdrm + den, rarely available corner unit at Waterworks. Floor to ceiling windows facing North & West with city, mountain & Yaletown view. Open kitchen, new carpet & paint. Great H2O facilities.



TINSELTOWN - FIRENZE

NEW LISTING - ASSIGNMENT

606 - 618 Abbott \$249,000
 590 sf. 1 bdrm + office + solarium. Assignment at Firenze (Keeler & Abbott). Completion late spring 2007. Right across street from Tinseltown shopping centre & theatre. Call us for more info.

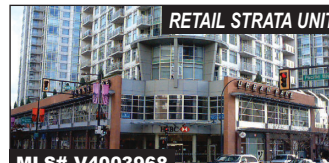
**HAVE YOU SEEN
 YOUR BUILDINGS' WEBSITE?
 GO TO
WWW.6717000.COM/MAPS**



TINSELTOWN / GASTOWN

MLS# V545272

PARIS PLACE ABBOTT & KEEFER
1604 - 183 KEEFER \$479,000
 1183 sf. 3 bdrm, 2 bath + tech/flex space with new laminate flooring at Paris Place. Expansive million \$\$\$ S/W & S/E views from every room. Great contingency reserve.



RETAIL STRATA UNIT

MLS# V4003968

1168 Pacific Blvd. \$349,000
 506 sf. retail storefront strata unit with 12' ceilings & washroom. Presently a hair salon but no lease (seller owns salon) taxes \$932/month, maintenance \$226/month. Hot Yaletown area, bring offers.

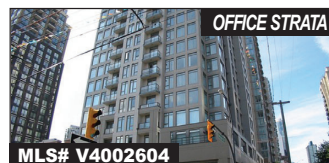


GRANVILLE & 41ST

MLS# V559651

5828 Granville St. \$899,000
 Totally renovated 2300 sf. character family home on a 57 X 150 lot. Reno's include wiring, plumbing, roof, windows, H/W floors & new kitchen & baths. No expense spared. Incl. 1 bdrm unauthorised basement suite.

DOWNTOWN VANCOUVER
 www.penthouseking.com
PENTHOUSE WEBSITE



OFFICE STRATA

MLS# V4002604

306- 515 W PENDER \$99,000
 280 sf. Office strata unit at "Confederation Plaza" - corner of Pender & Richards. Rented at \$650/month to a Japanese ESL school. Included 1 park stall. Maint \$130/month. Taxes \$80/month.



GRANVILLE & BROADWAY

NEW LISTING

405-1633 W 8TH \$349,000
 876 sf, 2 bed, 2 bath NE facing condo with out door balcony at Fircrest Gardens (Near Broadway & Fir - behind Earls) Problem free concrete building, partial view of downtown from balcony & new solid hardwood floors in living room & dining room.

BUSINESS & COMMERCIAL
www.6717000.com/bus

COFFEE VENDING MACHINE BUS.

- Home based business - Seller works 12 hrs/week
- 12 Saeco Italian vending machines. 1 year old
- Sales \$250-\$350 per machine/mo. (depending on loc.)
- Cost of machines \$60K, asking **\$67,000**

PT GREY CREPE CAFE

- 454 W. 10th. Newly established 900 sf. 16 seat cafe
- Serving specialty crepes, gelato & coffees
- Sales \$700/day, weekend \$1200/day
- Lease \$3586/mo (all incl.) no demo, **179,000**

DOWNTOWN CREPE CAFE

- 1109 W. Pender "La Petite Crepe Cafe" 280 sf.
- lease \$200/mo, sales \$600/day **\$85,000**

WEST VANCOUVER RESTAURANT

- 4368 Marine Drive, West Van, "Lemotion Restaurant"
- 2700 sf. lease \$3500/mo., 57 seats, 1A.M. Lic.
- Sales \$37-55 K/month **MUST SELL \$79,000**

DOWNTOWN RESTAURANT

- 3600 sf. 135 seat D/T restaurant & lounge
- Lease \$8,000/month - 4 years left
- Sales \$360,000/year and growing
- \$250K of leasehold improvements **\$305,000**

SANDWICH TREE - DOWNTOWN

- 861 Homby St, 1200 sf. 48 seats
- Lease \$4,700/mo (All incl.) 2 years left
- Open 7-4:30, NO LIQUOR LIC. **\$58,000**

KERRISDALE BODYCARE SHOP

- 2307 W. 41st. (Kerrisdale). "Ornatis Skin Care"
- 1000sf shop, lease \$3200/mo (all incl.)
- Est 26 yrs, includes \$30K hydrotherapy bed
- Owner retiring, easy to change to salon. **\$79,000**

YALETOWN HAIR SALON

- 1168 Pacific Blvd. "Aqua Salon"
- 500 sf, high ceilings, modern design **\$29,000**

KITSILANO HAIR SALON

- 2028 Stephens ("Hair by Negar")
- 750 S/F, 5 Chairs, 2 sinks + esthetics room
- Sales \$65,000 / year with only 1 chair active
- Lease \$1659 / mo, all inclusive **\$65,000**

TANNING SALON - W. BROADWAY

- 204 - 2760 W. Broadway - exotic tanning - spray on.
- 3 Brawney beds, 2 stand-ups.
- Sales 10K/mo **\$99,000**

DOWNTOWN HAIR SALON

- #9-200 Burrard, Suzuki's Hair Salon at Waterfront Hotel
- 5 employees, 7 stations + massage rm, 1000sf salon
- Rent \$4600/mo (All in) Sales \$15,000/mo **\$68,000**