

2705 W 4TH AVENUE, VANCOUVER
PRIME RETAIL ALONG 4TH AVENUE

**FOR
SALE**



WILLIAM | WRIGHT

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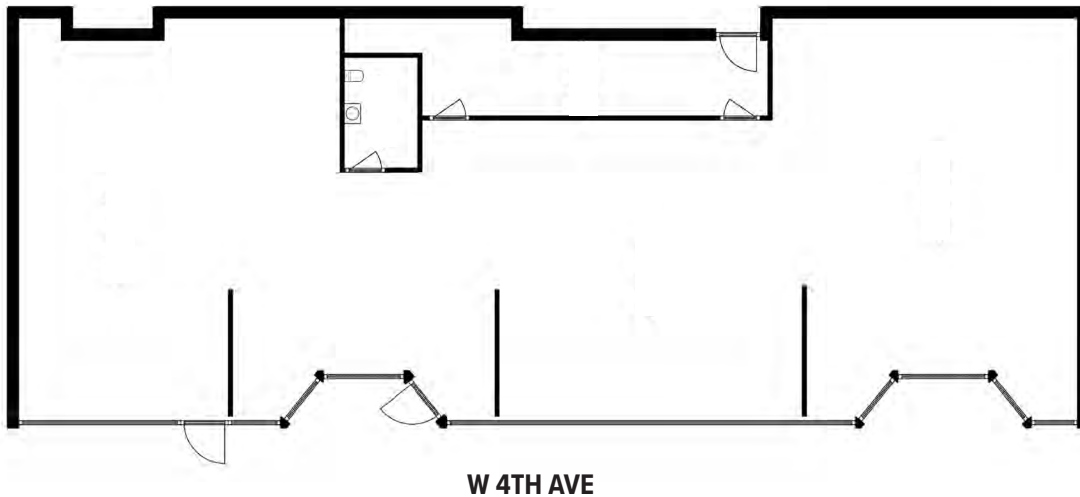




2705 W 4TH AVENUE, VANCOUVER

Prime Retail in Trendy Kitsilano

Exceptional opportunity to acquire a prime retail premise along 4th Avenue, situated in the trendy Kitsilano neighborhood. Spanning nearly 2,000 square feet, the unit is suitable for a wide array of retail and office uses. It features over 70 feet of frontage for excellent signage potential and abundant natural light. The property offers excellent exposure, with ample street-front parking and dedicated parking stalls at the rear of the building. This is a great opportunity to take advantage of a high-profile retail unit with established vehicle and pedestrian traffic along a popular destination for locals and tourists alike.



Prime retail opportunity along 4th Avenue, situated in trendy Kitsilano



Over 70 ft. of exceptional street front exposure, and abundant natural light



Easy Transit Access



High Foot & Vehicle Traffic & Central location with numerous restaurants and extensive retail



Size ± 1,994 SF

Parking 4 stalls

Zoning C-2

Property Taxes \$21,159.10

Strata Fees \$981.63

PID 006-362-818

Legal Description

STRATA LOT 2, PLAN VAS1249, DISTRICT LOT 192, NEW WESTMINSTER LAND DISTRICT, UNDIV 185/1648 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Price \$2,499,000.00



STANLEY PARK

DOWNTOWN VANCOUVER

KITSILANO BEACH



SUBJECT PROPERTY

W 4TH AVE

SUBJECT PROPERTY DISTANCES

DOWNTOWN VANCOUVER	13 MIN DRIVE
STANLEY PARK	17 MIN DRIVE
YVR AIRPORT	33 MIN DRIVE
US/CANADA BORDER	60 MIN DRIVE

UPCOMING DEVELOPMENT

Third Space Properties Inc & Yamamoto Architecture Inc currently developing a six-story mixed-use rental building at W. 4th Avenue and Macdonald Street in the desirable Kitsilano neighbourhood on Vancouver's Westside. A total of 99 Secured Market Rental units & Commercial retail use on the main floor.



LOCATION & TRANSIT

Voted as "Vancouver's Best Neighbourhood" more than five years-running by the readers of the Georgia Straight, Kitsilano's West 4th Avenue is home to the finest collection of unique fashion stores and award-winning restaurants, the largest selection of outdoor and active lifestyle retailers in the city, luxurious day spas and salons, plus leading-edge shops for home decor. Join a wide array of local tenant's including Tractor, Romer's Burger Bar, Noodlebox, Tacofino, TD Bank, Ride Cycle Club, YYOGA Kitsilano, Lululemon, and Patagonia to name a few.

This location is easily accessible by transit with major bus routes along both West 4th Avenue and Burrard Street - just steps from the subject property.

FOR MORE INFORMATION CONTACT

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