

858 KINGSWAY, VANCOUVER

PRIME RETAIL ALONG KINGSWAY

FOR
SALE



WILLIAM | WRIGHT

NATHAN ARMOUR
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Overview

Opportunity to own a retail unit in the trendy Kensington-Cedar Cottage neighborhood, near Kingsway & Fraser. The space is suitable for a variety of retail or office uses and offers street frontage along Kingsway, providing excellent visibility for signage and abundant natural light. The unit features an efficient open-floor layout, street-front parking, and an additional dedicated parking stall. It is compact yet functional, perfect for small teams or startups, offering a functional and versatile space ideal for collaborative work or private office setups. Situated on one of Vancouver's major arterial roads, with daily traffic volumes ranging from 20,000 to 50,000 vehicles, the location ensures strong exposure to both vehicle and pedestrian traffic.

Highlights



Easy transit access



High visibility signage fronting along Kingsway



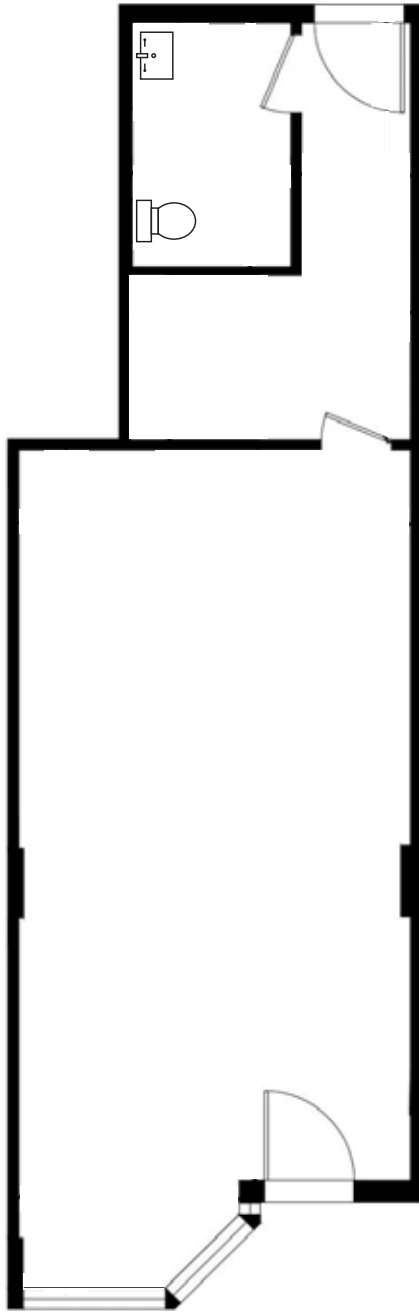
Convenient parking



Efficient layout with an open-plan design for flexible workspace arrangements



High traffic exposure



SIZE	± 617 SQFT
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PARKING	1 stall
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ZONING	C-2
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PROPERTY TAXES	\$5,470.01
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STRATA FEES	\$321.42
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PID	024-613-185
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LEGAL DESCRIPTION	STRATA LOT 4 DISTRICT LOT 301 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS4006 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
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PRICE	\$645,000.00
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Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



Location

Kensington-Cedar Cottage is one of Vancouver's most dynamic and diverse neighborhoods, blending urban energy with community charm. The area is rapidly evolving, with a growing mix of boutiques, cafes, restaurants, and professional services. Residents include long-established locals, young professionals, and families, all of whom contribute to the neighborhood's vibrant and unique character. This offers business owners an ideal setting to connect with a diverse customer base.



DRIVING DISTANCES

MOUNT PLEASANT ----- 4 MINUTES
DOWNTOWN VANCOUVER ----- 13 MINUTES
YVR AIRPORT ----- 23 MINUTES



20,000 to 50,000
Daily Traffic Vehicles

For More Information Contact

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