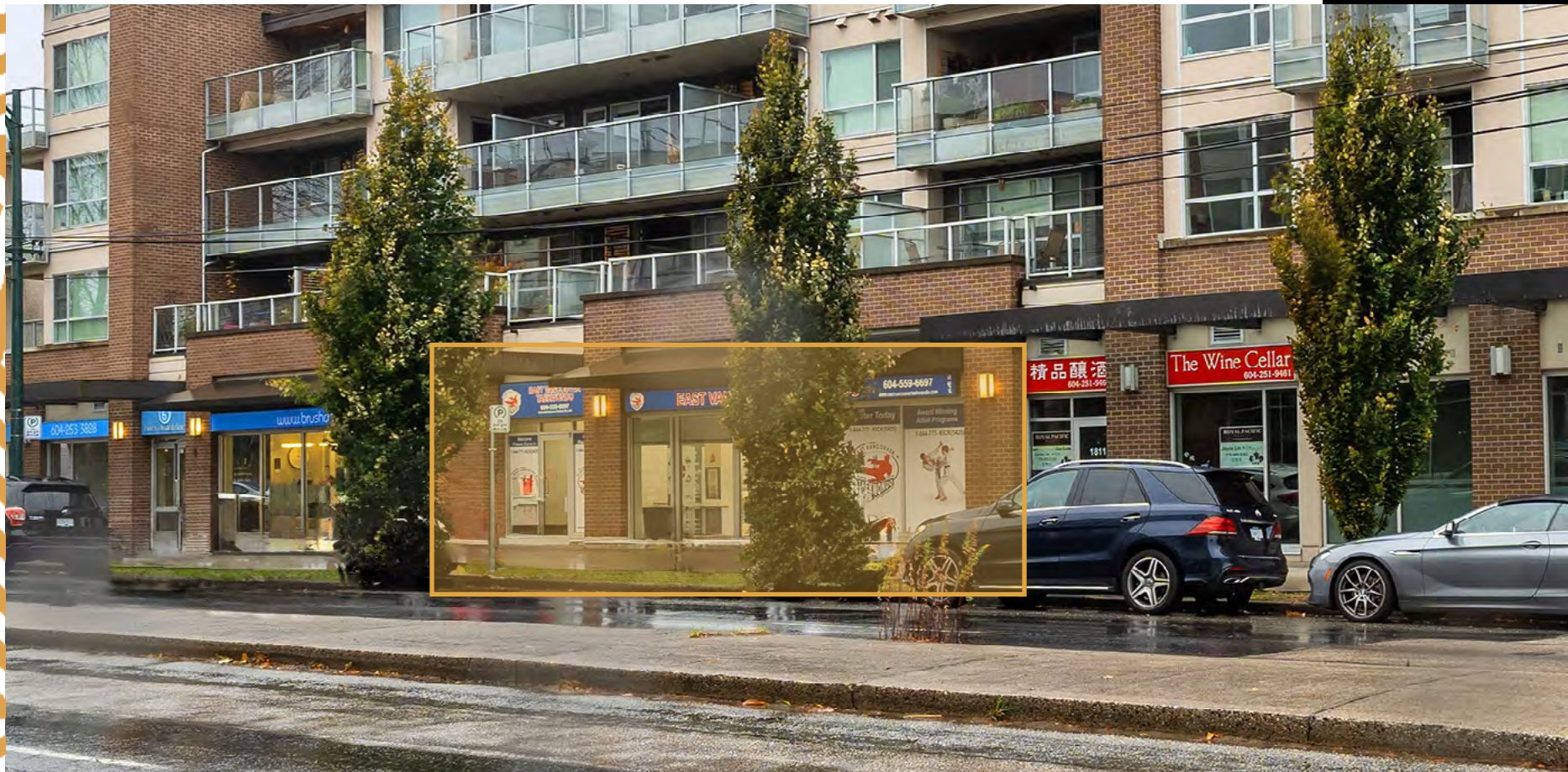


FOR SALE

1821-1831 Renfrew Street, Vancouver BC

High profile strata retail opportunity for sale located in the Hastings-Sunrise neighbourhood





FEATURES

- 2 separate strata units currently combined for 1 tenant
- Well maintained by long time tenant

SALIENT INFORMATION

Civic Address:	1821-1831 Renfrew Street, Vancouver BC
Location:	Located on the west side of Renfrew Street, centre block between East 2nd Avenue and East 3rd Avenue
Unit Area (approx.):	2,243 SF (Strata lots combined)
Zoning:	C-2C1
Tenant:	East Vancouver Taekwondo
Parking:	4 stalls underground
Property Tax (2023):	\$19,315.65 (Strata lots combined)
Net Operating Income:	Contact Listing Agents
Price:	\$2,198,000

LOCATION

- Located centrally in Hastings-Sunrise neighbourhood
- Varied mix of retail services nearby and easy access from surrounding residential neighbourhoods
- Within 1 KM from Sir Matthew Begbie Elementary School, Chief Maquinna Elementary School and Vancouver Technical Secondary School
- 1 KM to Rupert Skytrain Station and 1.2KM to Highway 1 via 1st Avenue

DESCRIPTION

A great opportunity to own 2 combined income generating strata units with good exposure along Renfrew Street in the Hastings-Sunrise neighbourhood. The property is currently tenanted by a Taekwondo martial arts studio in a centralized location which includes nearby amenities such as anchor tenant T&T Supermarket, Scotiabank and Royal Bank.

The property features excellent accessibility to and from Highway 1 and it is located a mere 12-minute walk to Renfrew Skytrain Station.

WALK SCORE



WALK SCORE
Very Walker

Most errands can be accomplished on foot



TRANSIT SCORE
Good Transit

Many nearby public transit options



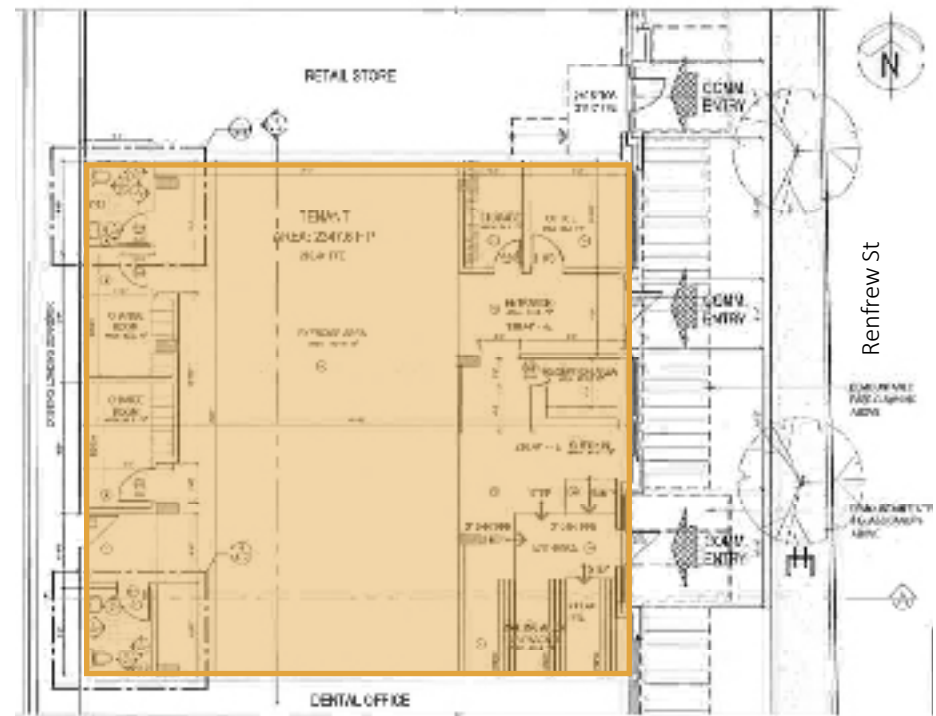
BIKE SCORE
Bikeable

Some bike infrastructure

Source: [walkscore.com](https://www.walkscore.com)



FLOOR PLAN





REAL ESTATE GROUP

Macdonald
COMMERCIAL

KELVIN LUK
Personal Real Estate Corporation
Principal
604.808.8192
kelvin@lukrealestategroup.com

JONATHAN KAN
Commercial Broker
778.237.8447
jonathan@lukrealestategroup.com

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice. Luk Real Estate Group is a registered team.