

KINGSWAY MIXED-USE INVESTMENT PROPERTY

NEW PRICE



**2139 - 2147 Kingsway,
Vancouver, BC**

LUK
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Macdonald
COMMERCIAL

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FULLY-STRATIFIED 3-STOREY MIXED-USE BUILDING WITH EXCELLENT REPOSITIONING POTENTIAL

SALIENT FACTS

Civic Address:	2139-2147 Kingsway, Vancouver, BC
Legal Description:	PIDs (18 Strata Lots): 006-436-323, 006-436-188, 006-436-218, 006-436-269, 006-436-382, 006-436-421, 006-436-463, 006-436-501, 006-436-544, 006-436-587, 006-436-587, 006-436-595, 006-436-641, 006-436-668, 006-436-684, 006-436-706, 006-436-757, 006-436-781, 006-436-862 Plan VAS1329 Strata Lots 1-18 District Lot 393 New Westminster Land District
Current Zoning:	C-2
Location:	Located along Kingsway between Sidney Street and Gladstone Street
Frontage (approx.):	99.04 FT of frontage along Kingsway
Lot Area (approx.):	11,969 SF (99.04 FT X 120 FT)
Retail Area:	7,754 SF
Parking:	Surface: 9 Underground: 26 Total: 35
Strata Lot Mix:	<u>Residential</u> 14 multi-family suites (8 one-bedroom & 6 two-bedroom) <u>Commercial</u> 4 street front retail units
Property Taxes (2025):	\$87,397.64
Total Assessed Value (2025):	\$10,182,000
Current NOI:	Contact Listing Agents
Listing Price:	\$8,800,000 \$7,698,000

INVESTMENT HIGHLIGHTS

- **100% interest in a stratified building** - Unique opportunity to own a fully-stratified mixed-use building with 14 residential and 4 retail strata lots
- **Secure cash flow** - Fully occupied with stable tenants, providing steady income
- **Repositioning potential** - residential suites are con-dosized, providing an excellent opportunity to sell the units individually or increase to market rents
- **Retail exit strategies** - Generously sized retail units with the flexibility to be combined for a larger contiguous premises, which will inevitably attract both investors and owner-users



OPPORTUNITY

Located along the Kingsway corridor, which connects Vancouver and Burnaby, this property represents a prime investment opportunity with holding income. Only a 15-minute walk from the Nanaimo SkyTrain station, this location offers seamless connectivity to Downtown Vancouver and Metrotown. Additionally, it is conveniently close to essential amenities, including the T&T Supermarket, banking services, trendy eateries, and local retail boutiques, underscoring the location's amenity-rich neighbourhood for future residents. This positioning makes it an attractive proposition for investors looking for both immediate income and strategic growth opportunity.



WALK SCORE



WALK SCORE
Very Walkable



TRANSIT SCORE
Excellent Transit



BIKE SCORE
Biker's Paradise

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



STRATEGIC ADJACENCY: GEC KINGSWAY STUDENT APARTMENTS BY MORRISON GROUP

Located directly beside the property is GEC Kingsway, a major student housing development by Morrison Group under GEC Living (Global Education City), the largest provider of off-campus student accommodation in Vancouver offering up to 284 beds.

This purpose-built development introduces a high concentration of post-secondary students to the area, significantly increasing daily foot traffic and demand for essential goods and services. Proximity to GEC Kingsway enhances the property's long-term value and positions it as a strategic investment opportunity.



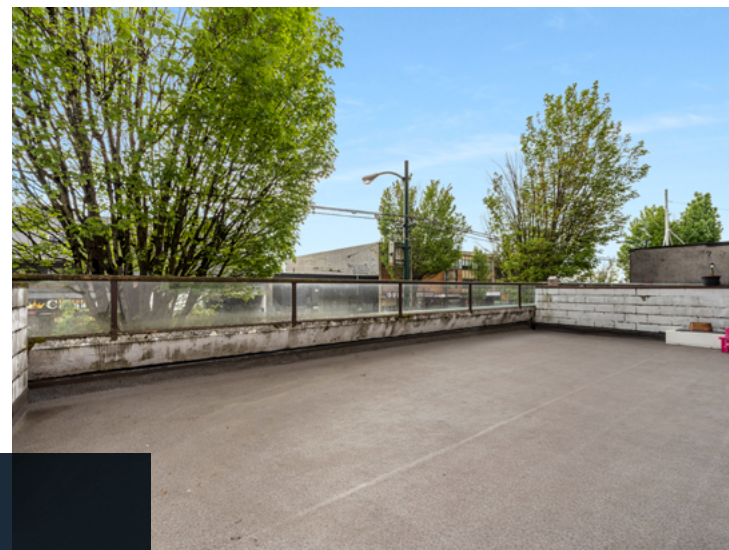
Subject Property
2139 - 2147 Kingsway

GEC Kingsway Student Housing

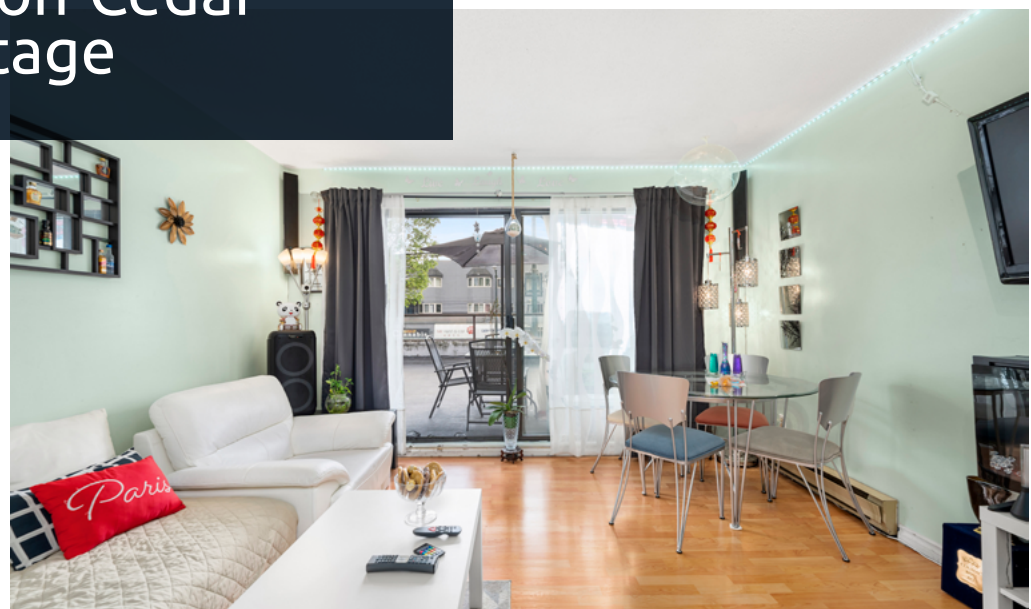
Address: 4589 Gladstone Street

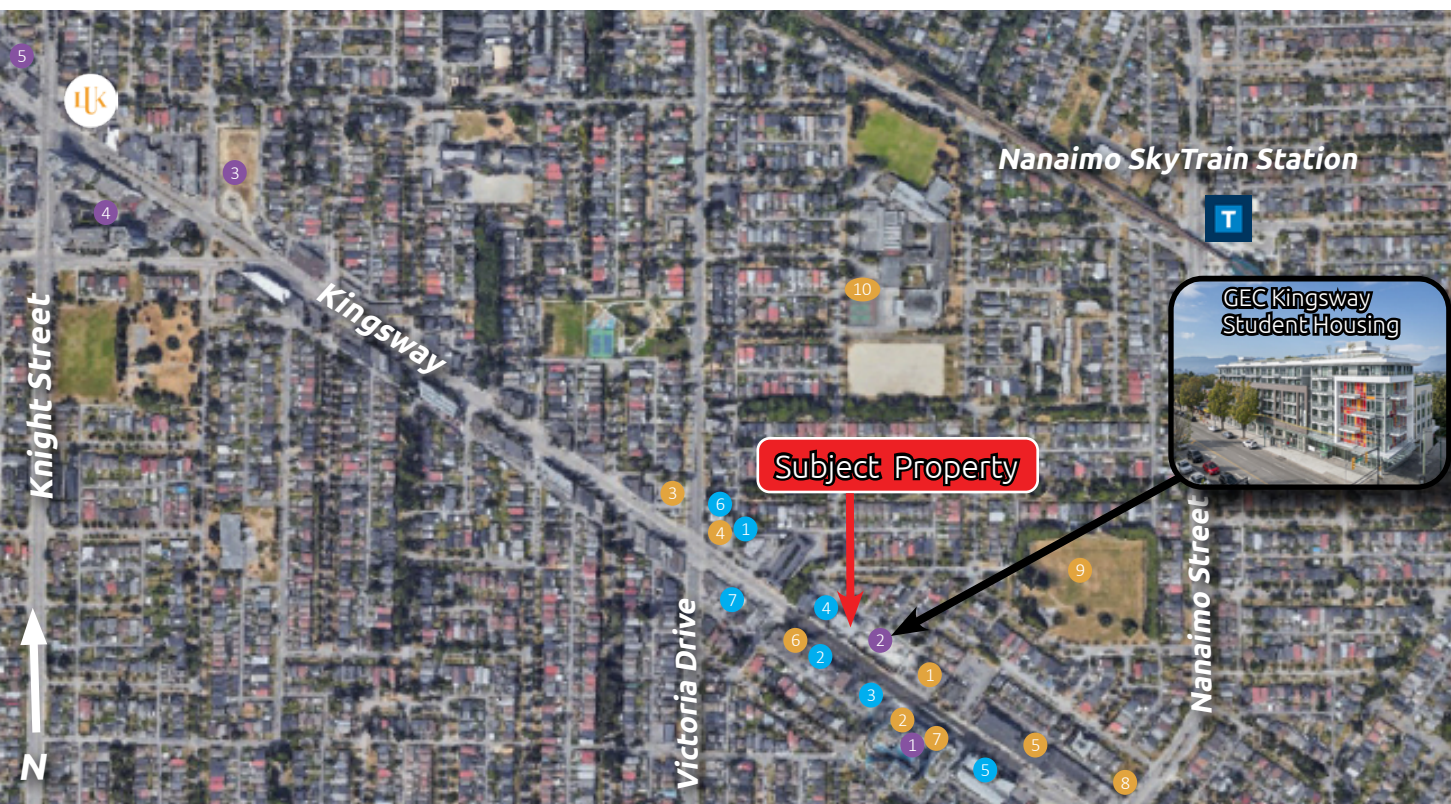
Developer: Morrison Group

Usage: Mixed-use + Student Housing



Kensington-Cedar Cottage





Restaurants

1. McDonald's
2. Zamzam Grill
3. KFC
4. Crab Hot Lau
5. Obanhmi
6. Tim Hortons
7. Mui Ngo Gai Restaurant

Banks/Services/Retail

1. Dollarama
2. T&T Supermarket
3. TD Bank
4. Esso Gas station
5. Dentist On Kingsway
6. Ngoc Nga Beauty Salon
7. Sunny Eye Care
8. Petro Canada
9. General Brock Park
10. Gladstone Secondary School

Developments

1. Westbank
2. GEC Kingsway
3. Cressey Development
4. Aquilini Development
5. Peterson Group



Sold by Luk Real Estate Group

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