

KINGSWAY MIXED-USE INVESTMENT PROPERTY



2139 - 2147 Kingsway
Vancouver BC



Macdonald
COMMERCIAL

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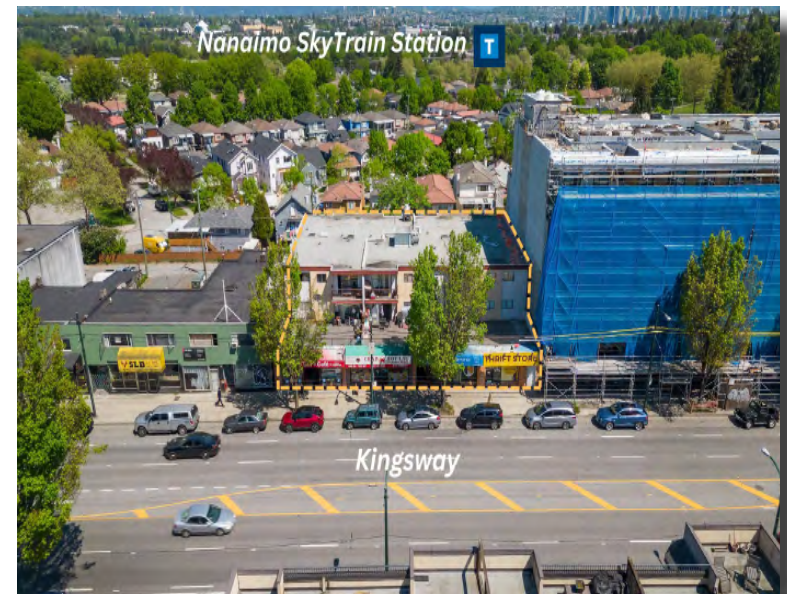
FULLY-STRATIFIED 3-STOREY MIXED-USE BUILDING WITH EXCELLENT REPOSITIONING POTENTIAL

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:	Residential 14 multi-family suites (8 one-bedroom & 6 two-bedroom) Commercial 4 street front retail units
Property Taxes (2023)	\$84,296.40
Current NOI:	Contact Listing Agents
Listing Price:	Contact Listing Agents

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 condo-sized, 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
- **Redevelopment potential** - Current zoning of C-2 offers increased density for a purpose-built rental building and a further increase in density if assembled with the adjacent properties



ASSEMBLY POTENTIAL

Offering significant assembly potential across three lots totaling 31,923 square feet, and supporting a buildable area up to 3.70 FSR for rental developments or 2.50 FSR for condos.



POTENTIAL ASSEMBLY SITE TOTAL: 31,923 SF

POTENTIAL BUILDABLE:
79,808 SF (Condo) or 118,115 SF (Rental)

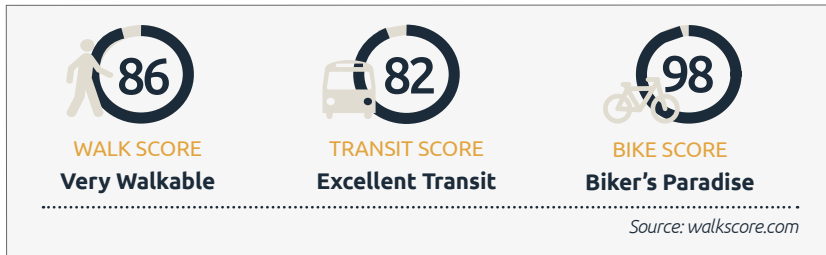


Address: 2153 – 2199 Kingsway

Developer: Morrison Group

Usage: Mixed-use + Student Housing

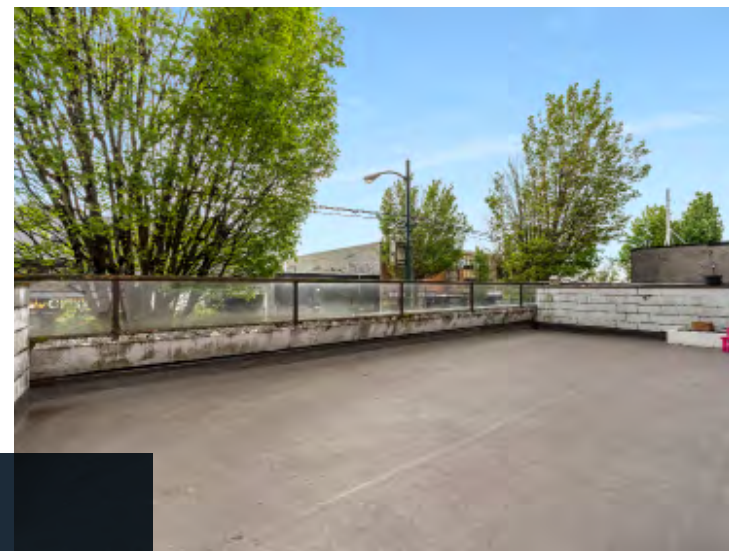
WALK SCORE



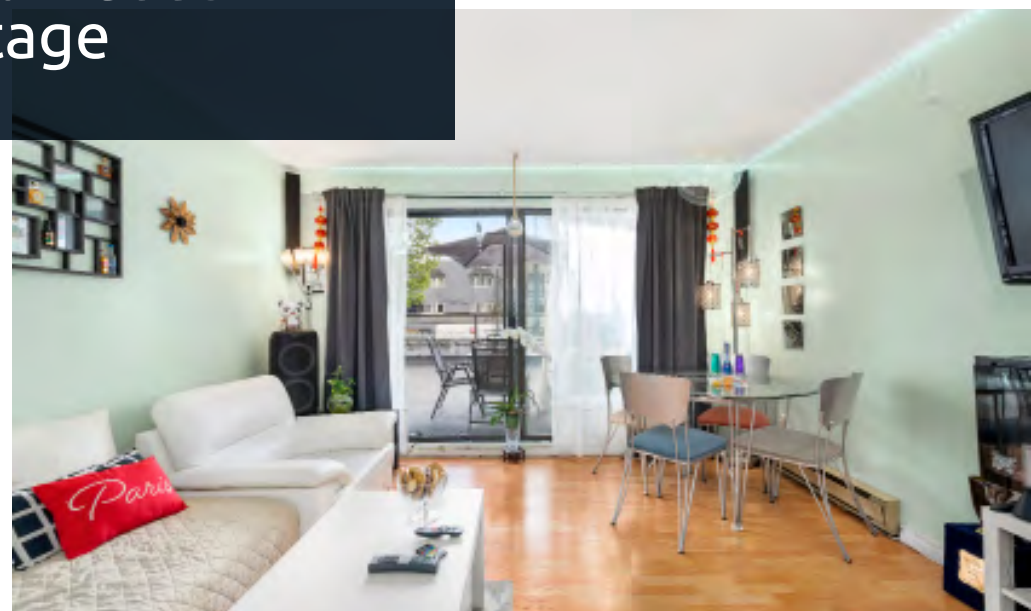
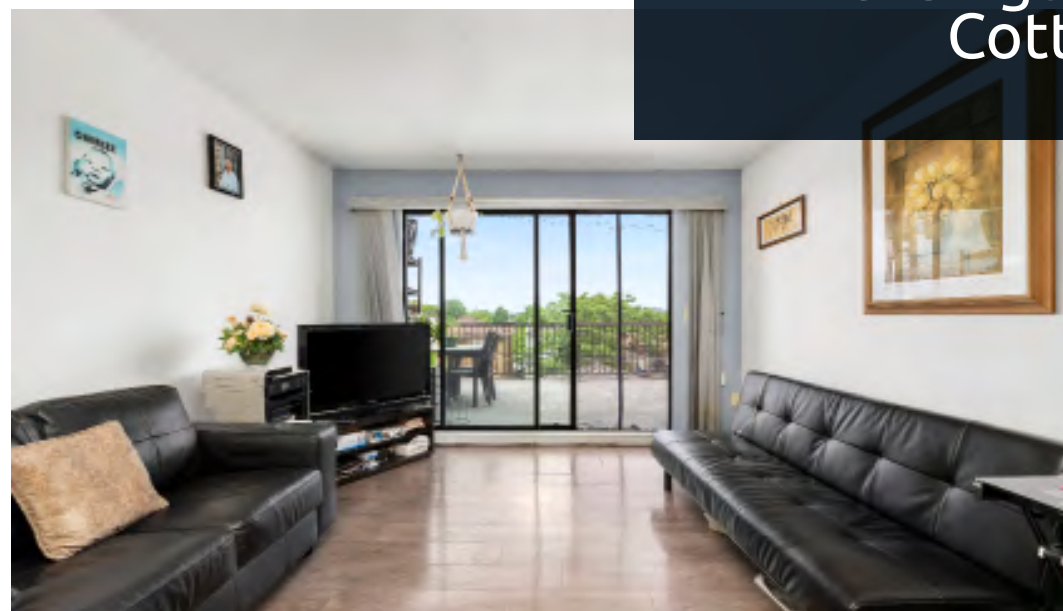
OPPORTUNITY

Located along the Kingsway corridor, which connects Vancouver and Burnaby, this property represents a prime development opportunity with holding income in anticipation of redevelopment. 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 through development.





Kensington-Cedar Cottage





Restaurants

1. McDonald's
2. Zamzam Grill
3. KFC
4. Crab Hot Lau
5. Obanhami
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. Hua Long International Technical Investments
3. Cressey Development
4. Aquilini Development
5. Peterson Group

 Sold by Luk Real Estate Group

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