

FOR SALE / LEASE

2879 Commercial Drive, Vancouver, BC

Kelvin Luk*
Principal
604.808.8192
kelvin@lukrealestategroup.com

Jonathan Kan
Commercial Broker
778.237.8447
Jonathan@lukrealestategroup.com

*Personal Real Estate Corporation



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COMMERCIAL



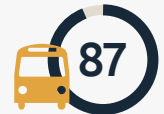
WALK SCORE



WALK SCORE

Walker's Paradise

Daily errands do not require a car



TRANSIT SCORE

Rider's Paradise

World-class public transportation



BIKE SCORE

Biker's Paradise

Daily errands can be accomplished by bike

Source: walkscore.com

HIGHLIGHTS

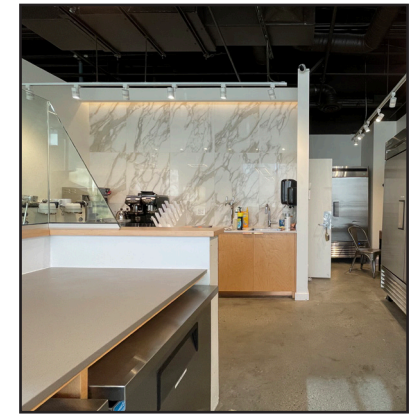
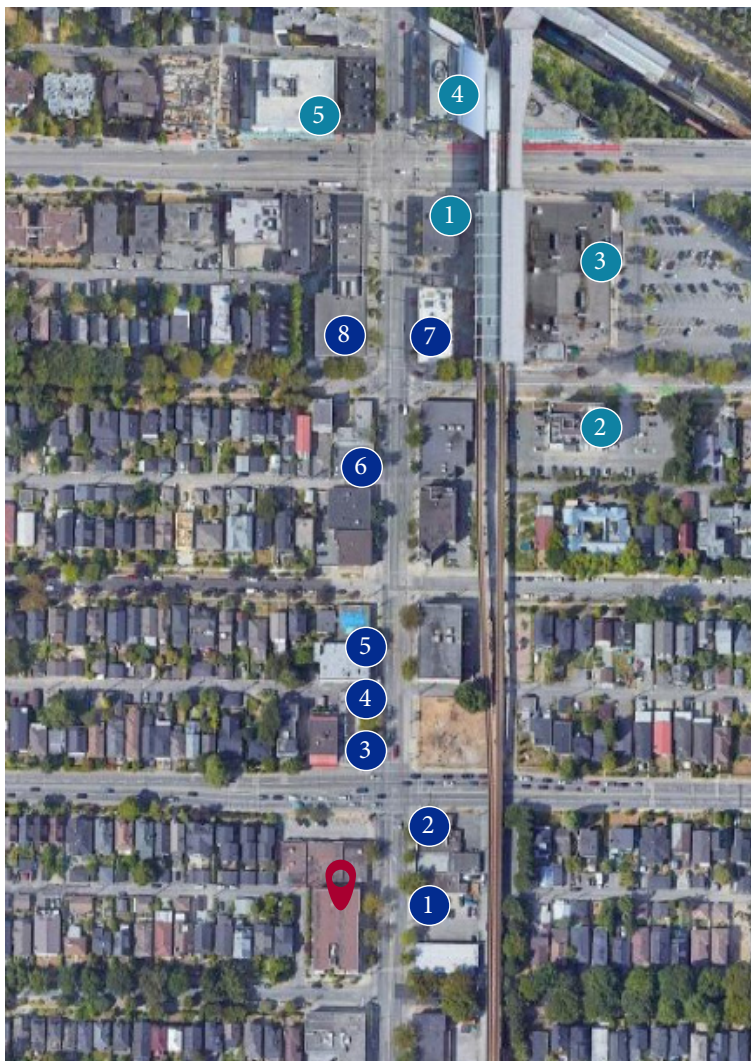
Located in Kensington-Cedar Cottage, this property takes pride of place within the bustling Commercial Drive Shopping District. Not only is it a mere 10-minute walk from Commercial-Broadway station, ensuring easy accessibility, but the consistent foot traffic and versatile C-2C1 zoning make it even more attractive. The interior has been meticulously transformed into a high-end bakery, complete with a well-thought-out layout and imported branded appliances, offering a plug-and-play scenario.

LOCATION

This property is strategically located amidst significant landmarks such as the Vancouver City Market, branches of all Canada's Major banks, and the Trout Lake Community Centre. Not only does it sit directly across from a site soon to be transformed into a mixed-use building, but it's also surrounded by several ongoing developments in the area, enhancing its prominence within the vibrant Commercial Drive Shopping District

SALIENT FACTS

Civic Address:	2879 Commercial Drive, Vancouver, BC
Unit Area (approx.):	1,014 SF
Zoning:	C-2C1
Unit Frontage (approx):	31.76 Feet
Year Built:	2011
Total Assessed Value	\$960,000.00
Listed Price	\$1,499,000.00



● RESTAURANTS

- 1. Gojo Cafe Ethiopia
- 2. ChongQing
- 3. The Burrow
- 4. Naruto Sushi
- 5. Baby Dhal Roti
- 6. Kyle's Cafe
- 7. Yummy Slice Pizza
- 8. Commercial Sush

● NOTABLE BUILDINGS

- 1. Commercial - Broadway Station
- 2. Life Labs
- 3. Safeway
- 4. CIBC Banking Center - Branch
- 5. BMO Bank of Montreal - Branch

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