FOR SALE

3357 West 4th Avenue

Vancouver, BC

Mixed-Use | Owner-User or Value-Add Investor Opportunity

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LUK REAL ESTATE GROUP

Macdonald COMMERCIAL

LOCATION

West 4th Avenue in Kitsilano, Vancouver, epitomizes a vibrant blend of urban flair and coastal charm. This bustling strip, stretching from Burrard Street to Alma Street, is lined with eclectic shops, trendy boutiques, and a diverse range of eateries offering everything from artisanal coffee to international cuisine. During the day, locals and visitors alike explore the unique fashion finds and outdoor gear while enjoying the neighborhood's relaxed yet bustling atmosphere. As evening falls, West 4th Avenue transforms into a lively hub with lively bars, cozy pubs, and restaurants serving up craft beers and live music, reflecting its community spirit and vibrant nightlife.

OPPORTUNITY

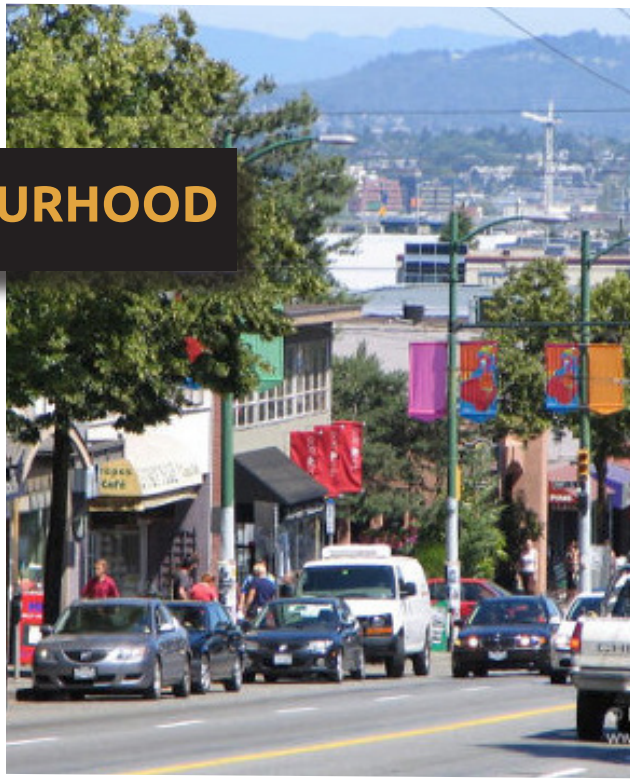
Luk Real Estate Group is pleased present the opportunity to acquire a boutique mixed-use building in Kitsilano with unobstructed frontage along West 4th Avenue. This property contains 4 residential units (4 one-bedrooms), 1 vacant retail unit, and a separate storage premises accessed through the lane. The property is perfect for owner-users seeking to occupy the retail premises and take advantage of the excellent exposure along West 4th Avenue or investors looking for a value-add opportunity or a chance to acquire a freestanding Kitsilano asset to hold for the long-term. The property's premium location and favourable existing zoning is suitable for many businesses and building typologies. Under the existing C-2 zoning, the property can be redeveloped as a purpose-built rental or a mixed-use condo building. If assembled to the corner, the property can be redeveloped for up to 3.70 FSR under the existing C-2 zoning.

SALIENT FACTS

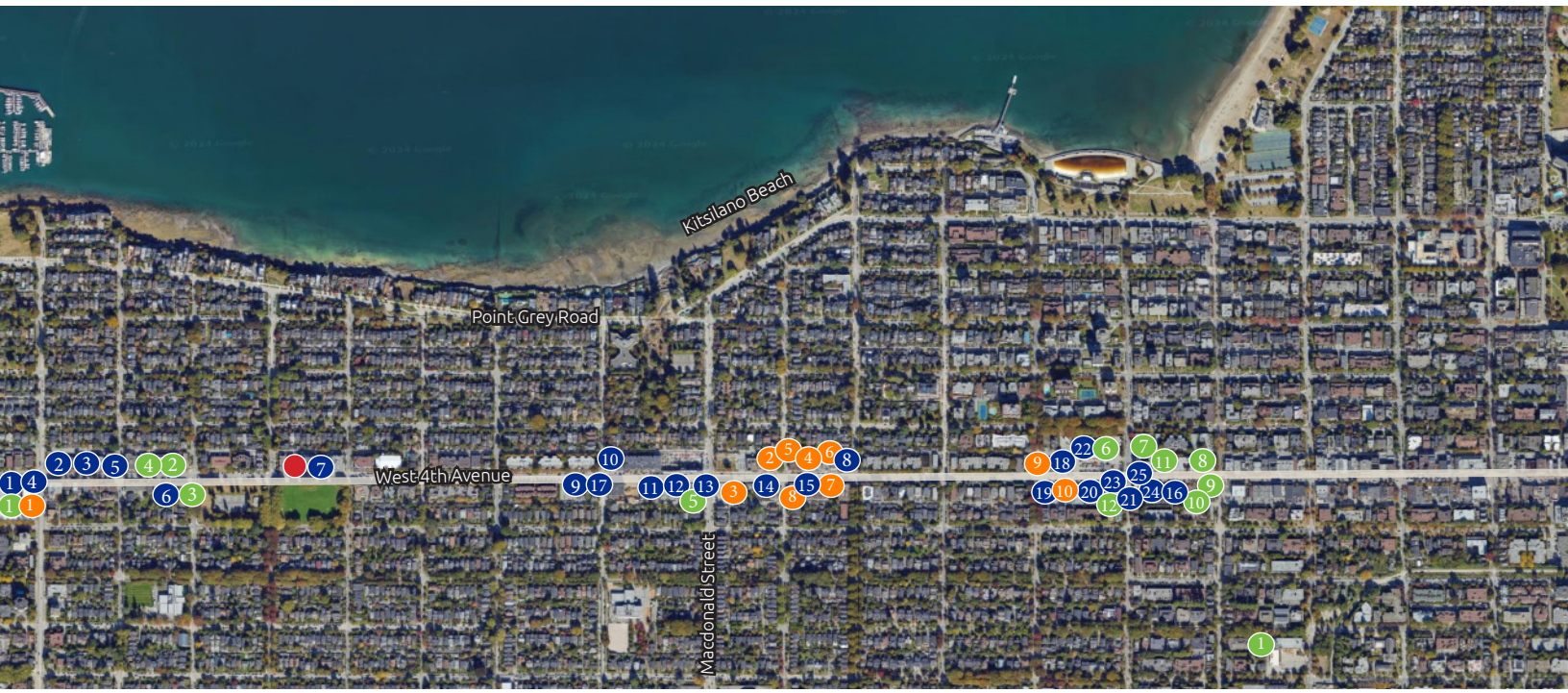
Civic Address:	3357 West 4th Avenue, Vancouver BC
Legal Description:	PID: 011-479-663 LOT E OF LOTS 11 AND 12 BLOCK 24 DISTRICT LOT 540 PLAN 4572
Location:	Situated mid-block along West 4 th Avenue in Kitsilano between Waterloo Street and Blenheim Street, directly across from McBride Park
Property Description:	Improved with a freestanding mixed-use building with 4 one-bedroom residential units and 1 retail unit. Additionally, there is a freestanding storage premises accessed through the lane in the back.
Property Esposure (approx.):	32 FT along West 4th Avenue
Zoning:	C-2
Lot Size (approx.)	3,612 SF
Building Size (approx.):	3,600 SF*
Property Taxes (2026):	$18,365.82
Asking Price:	**$2,750,000**

**The building has not been remeasured. Measurements are to be verified by the Purchaser if deemed necessary.*

WEST 4TH NEIGHBOURHOOD



NEARBY AMENITIES



RESTAURANTS

1. Breka Bakery & Café
2. La Quercia & L'Ufficio
3. Zapoteca
4. A&W
5. Aphrodite's Organic Café
6. Double DD Pizza
7. Hitoe Sushi
8. Dark Table
9. Little Bird Dim Sum
10. Artistry Coffee
11. Tayybeh
12. Chewie's Chicken & Biscuits
13. Darby's Public House
14. The Naam
15. The Only Café
16. Hi-Nippon Japanese
17. Café Lokal
18. McDonalds
19. Peaceful
20. Raisu
21. Kokomo
22. Starbucks
23. Maria's Taverna
24. Delara
25. Au Comptoir

RETAIL

1. BC Liquor Store
2. IGA
3. Forerunners
4. LadySport
5. Darby's Liquor Store
6. Safeway
7. Whole Foods Market
8. Arc'teryx
9. Saje Natural Wellness
10. Lush Cosmetics
11. Kitsilano Wine Cellar
12. Shoppers Drug Mart

SERVICES

1. Alma Dental Centre
2. Kitsilano Dental Group
3. Charcuterie Vancouver
4. Kitsilano Animal Clinic
5. Hype Hair Studio
6. Lagree Pilates Studio
7. Kira Kira Nails Spa
8. Shapes Brow & Wax Bar
9. RBC Bank
10. Vancity Bank

SUBJECT PROPERTY
3357 WEST 4TH AVENUE, VANCOUVER, BC

WALK SCORE

93
WALK SCORE
Walker's Paradise
Daily errands do not require a car.

94
BIKE SCORE
Biker's Paradise
Daily errands can be accomplished by bike.

Source: walkscore.com

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