FOR SALE

2869 Commercial Drive, Vancouver, BC

High Visibility Retail Opportunity in the Heart of Commercial Drive



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LUK
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Macdonald
COMMERCIAL

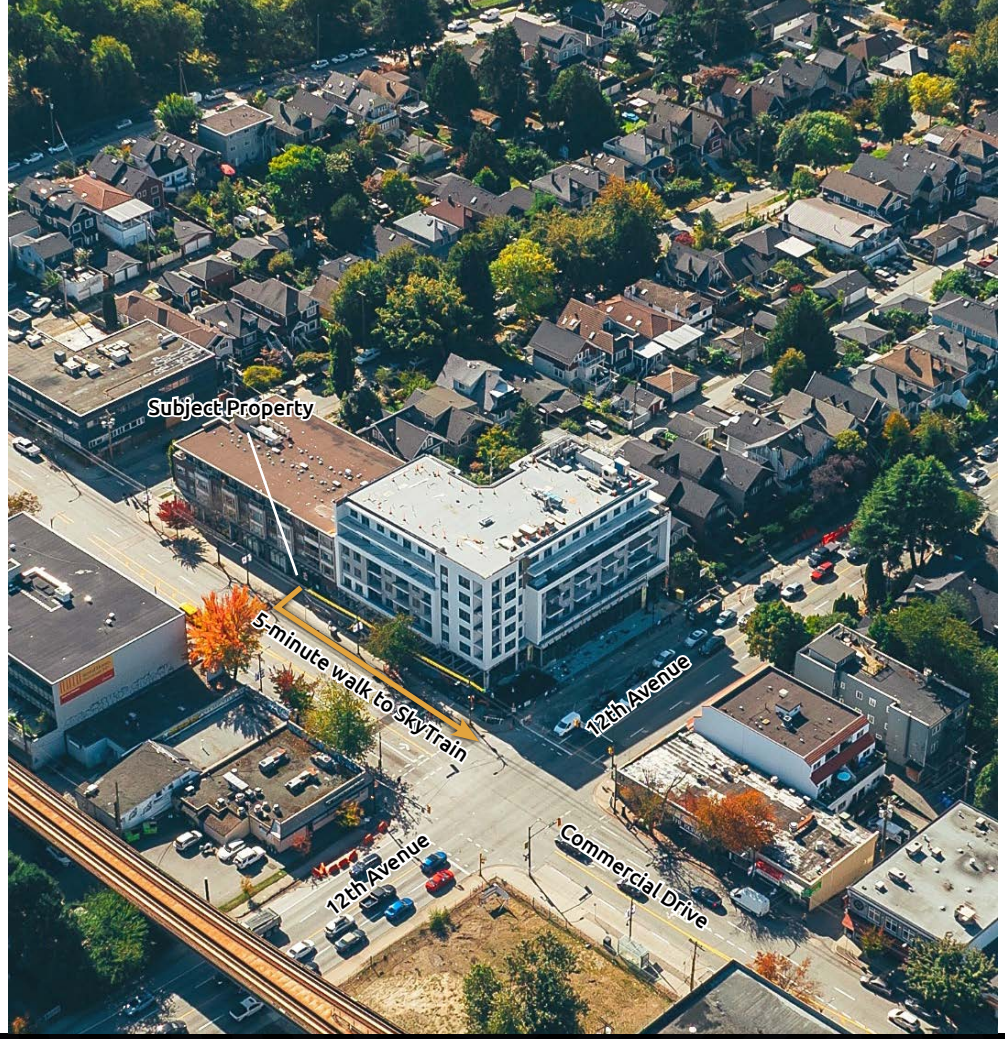
THE OPPORTUNITY

Situated along one of East Vancouver's most established commercial corridors, the property benefits from strong pedestrian traffic, excellent transit connectivity and a diverse neighbourhood clientele.

New mixed-use developments directly across the street and on the corner are bringing a growing residential population to the immediate area, creating a steady customer base for local businesses.

Surrounded by independent restaurants, cafés, specialty retailers and everyday amenities, this space sits in the middle of Commercial Drive's lively neighbourhood. The walkable urban setting offers the convenience of a connected commercial district beyond downtown.





PROPERTY HIGHLIGHTS

Prominent Commercial Drive Location

Positioned in Vancouver's established Kensington-Cedar Cottage neighbourhood.

Everyday Amenities Nearby

Surrounded by popular cafés, restaurants, independent retailers and local services.

Convenient Rapid Transit

Approximately a 5-minute walk to Commercial-Broadway SkyTrain Station.

Connected Across the City

Access to the Expo and Millennium Lines, with strong walkability and corridor exposure.

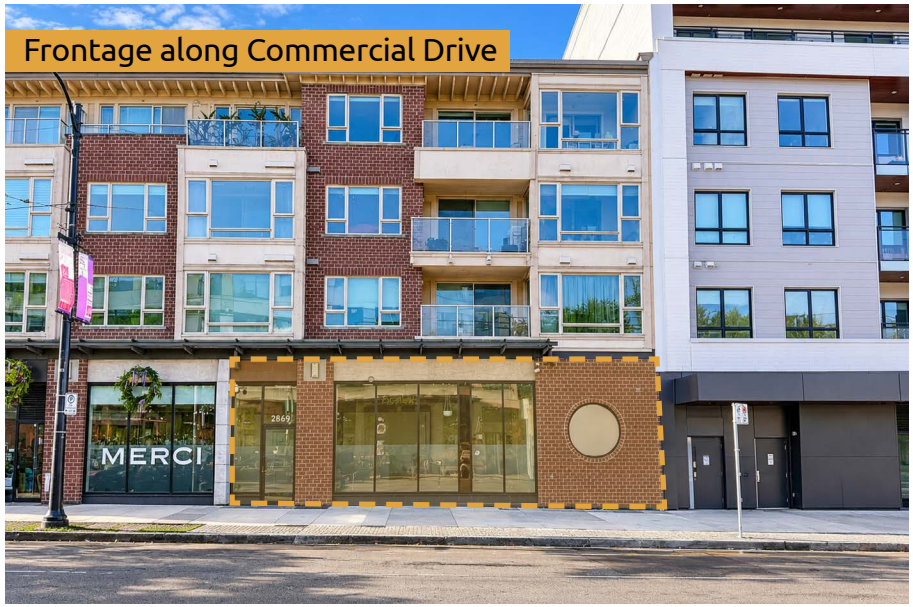
SALIENT FACTS

Civic Address	2869 Commercial Drive, Vancouver, BC
Legal Description	STRATA LOT 1 DISTRICT LOT 264A GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS4163 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

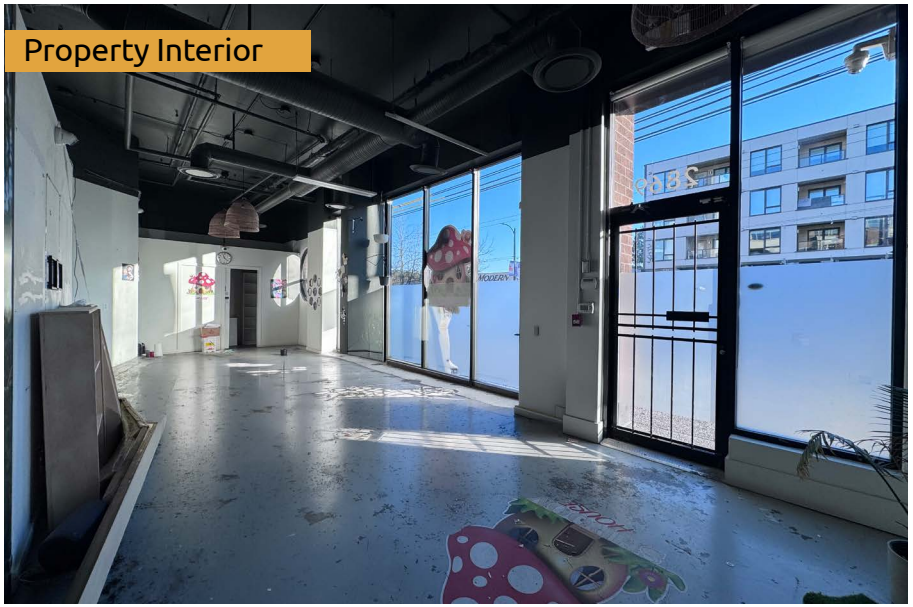
PID	028-633-971
Current Zoning	C-2A
Unit Size (Approx.)	1,055 SF
Strata Fee	$676.56/month
Parking	1 Stall
Asking Price	**$1,220,000**

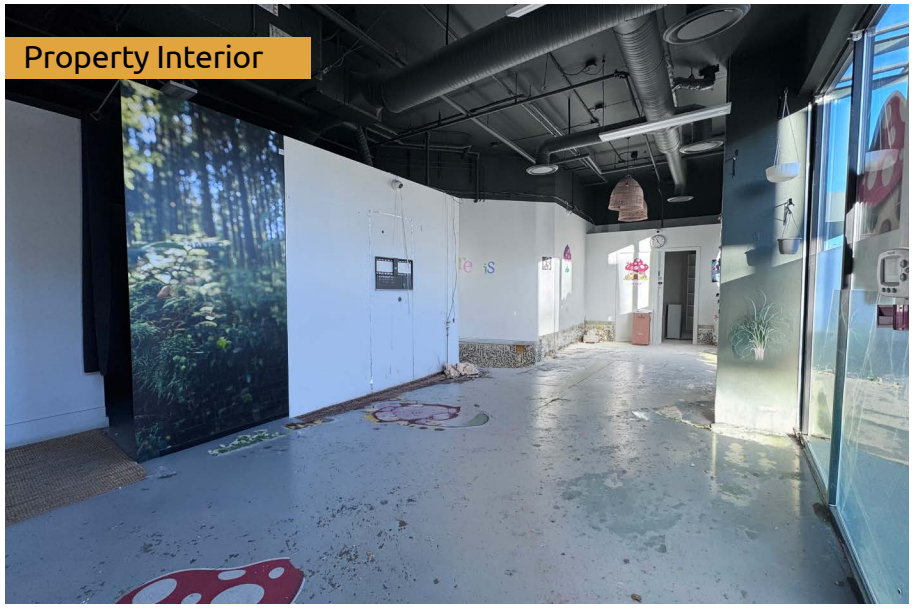
**All measurements are approximate. Purchaser to verify if deemed important.*

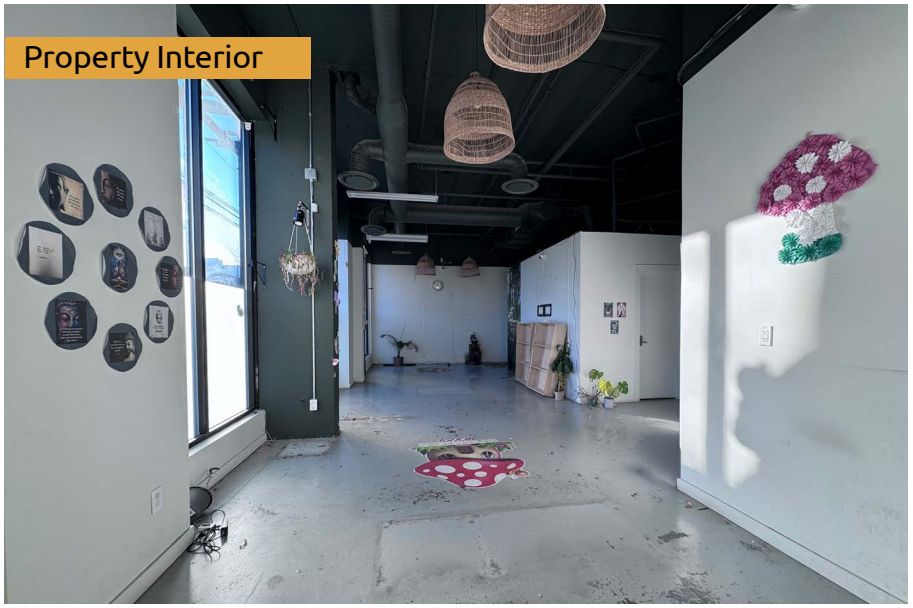
PROPERTY PHOTOS



Frontage along Commercial Drive


Property Interior


Property Interior


Property Interior

WHY COMMERCIAL DRIVE?

Situated in the heart of “The Drive,” a vibrant community celebrated for its eclectic shops, renowned restaurants like The Burrow and Lunch Lady, and events such as Italian Day on the Drive, this high-visibility location is just a 5-minute walk from Commercial-Broadway SkyTrain Station. With a new mixed-use development nearby and strong potential for long-term growth, it’s an outstanding opportunity to invest in one of Vancouver’s most dynamic communities.

89

Walk Score

Very Walkable
Most errands can be accomplished on foot.

93

Transit Score

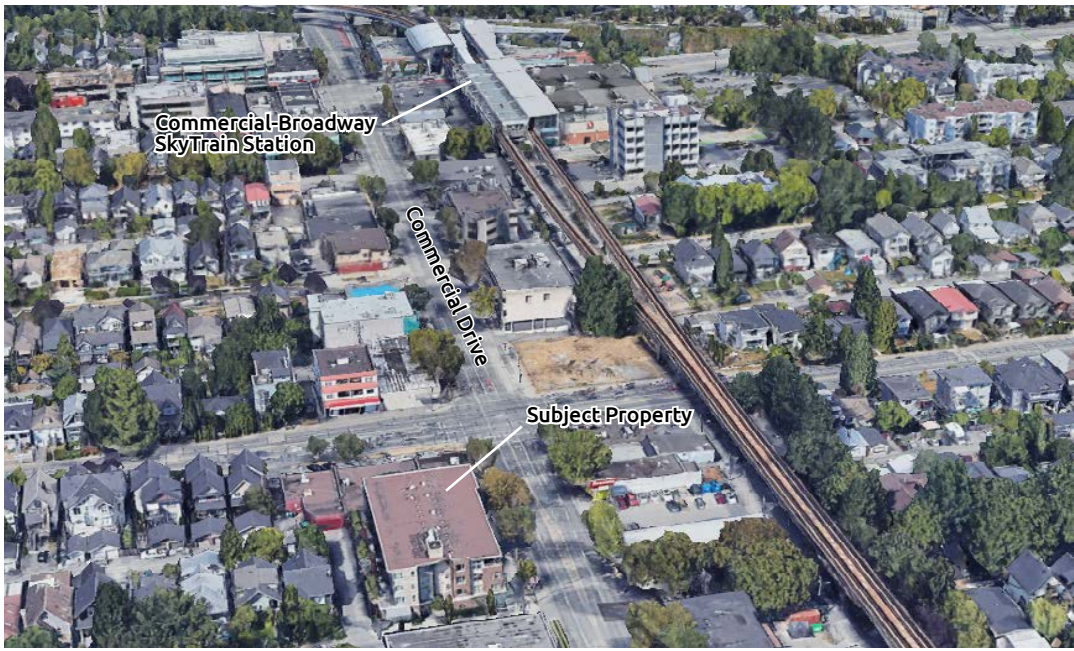
Rider’s Paradise
World-class public transportation.

97

Bike Score

Biker’s Paradise
Daily errands can be accomplished by bike.

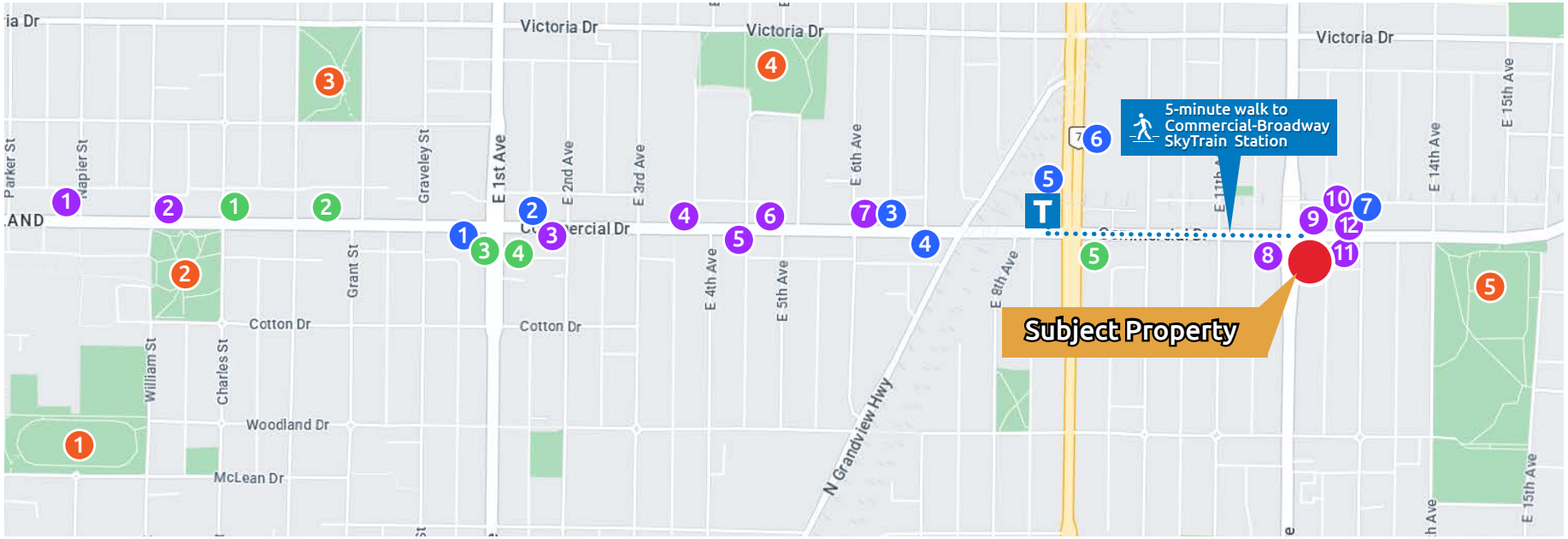








LOCATION



DINING

1 The Lunch Lady
2 Havana Vancouver
3 La Grotta Del Formaggio
4 Prado Coffee
5 The Hanoi Corner
6 Grounds for Coffee
7 JJ Bean Coffee Roasters
8 The Burrow
9 ChongQing On Commercial
10 Gojo Café Ethiopia
11 Merci Boulangerie
12 Helios Patisserie

SHOPPING

1 Il Mercato
2 Persia Foods Produce Markets
3 Pet Pantry Pet Food & Supply Stores
4 City Avenue Market
5 Shoppers Drug Mart
6 Safeway Broadway & Commercial
7 Bosley's

SERVICES

1 Pharmasave Commercial Drive
2 Canada Post
3 Vancity
4 RBC Royal Bank
5 BMO Bank of Montreal

AMENITIES

1 Britannia Oval
2 Grandview Park
3 Victoria Park
4 McSpadden Park
5 Clark Park

T Commercial-Broadway SkyTrain Station

Expo Line

Millennium Line



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