

2023 WEST 4TH AVENUE VANCOUVER

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



AVAILABLE FOR SALE

**COVETED WEST 4TH SINGLE OWNER MIXED-USE STRATA COMPLEX
10,435 SF TOTAL BUILDING SIZE**

FOR SALE | KITSILANO INVESTMENT OPPORTUNITY

2023 WEST 4TH AVENUE

VANCOUVER, BC



PROPERTY DETAILS

Legal Address	2023-2029 West 4th Avenue, Vancouver, BC
Legal Description	STRATA LOT 1-11, PLAN LMS3794, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT
Building Size	± 10,435 SF
Year Built	1998
Site Size	5,543 SF (~50' x ~111')
Zoning	C-2B Zoning
Property Taxes	\$59,990.78 (2023)
Title	Free & Clear
Assessed Value	\$10,306,900.00 (2024)
Net Operating Income	\$341,235.00
Asking Price	Contact agents

Property Overview

The Subject Property consists of eleven (11) legal strata lots (3 commercial and 8 residential) currently improved with a three-storey retail and residential building comprising of ±10,435 SF of leasable area, and a total site area of 5,543 SF currently zoned C-2B.

The Opportunity

Lee & Associates is pleased to present the opportunity to acquire 2023 West 4th Avenue, a mixed-use retail and residential single owner strata building located in the heart of Vancouver's Kitsilano neighbourhood.

Highlights

- ▶ Rarely available West 4th Avenue 2000 block building
- ▶ Substantial rental upside on retail and residential space
- ▶ Large, underutilized parking garage (15 stalls)
- ▶ World class views of English bay and North Shore mountains
- ▶ Short term commercial leases in place





Brier's Home Décor

BUILDING SIZE	Units	Total
Residential (five 2-bedroom, three 1-bedroom)	8	6,401 SF
Commercial (Brier's Home Décor, Blue Sky Clothing Co.)	2	3,943 SF
Total	10	10,435 SF

10 units, 11 strata lots

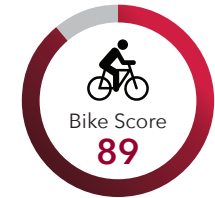
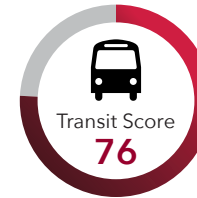
The Location Overview

The Subject Property is strategically located mid-block on the north side of West 4th Avenue, between Arbutus Street and Maple Street, in the heart of Vancouver's vibrant and trendy West 4th Avenue retail corridor.

Lined with over 300 unique shops and businesses, West 4th Avenue offers the city's best selection of fashion, lifestyle and outdoor stores, incredible dining, and a wide variety of services. The convenient proximity to downtown Vancouver, Kitsilano Beach and The University of British Columbia, combined with the excellent exposure to vehicular and pedestrian traffic make this an ideal Investment opportunity.

DEMOGRAPHICS	1 km	3 km	5 km
Population	31,600	224,305	378,029
Median Age	39.6	39.2	39.3
Average HH Income	\$128,378	\$126,235	\$132,339
Total Daytime Population	39,134	281,040	522,572

Source: Environics Analytics 2023 Estimate



3 km
TO DOWNTOWN



6 min

14 min

10 min



Blue Sky Clothing Co.



2023 WEST 4TH AVENUE VANCOUVER



Russell Long, BA, DULE
Investment
D 604.630.3059 C 604.354.8845
russell.long@lee-associates.com

Howard Malchy
Personal Real Estate Corporation
D 604.895.2226 C 604.727.7117
howard.malchy@lee-associates.com

Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. 0110 © 2024 Lee & Associates Commercial Real Estate (BC) Ltd. All Rights Reserved.

