

# FOR SALE

4894 KNIGHT STREET (33<sup>RD</sup> & KNIGHT)  
VANCOUVER, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## HIGH-EXPOSURE VACANT RETAIL PROPERTY



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## THE OPPORTUNITY

Lee & Associates Vancouver is pleased to present the exclusive opportunity to acquire 4894 Knight Street, a prominent corner retail property strategically located at the signalized intersection of Knight Street & East 33rd Avenue (northeast corner). The property benefits from exceptional visibility, existing retail improvements, and a strong surrounding residential trade area. A rare opportunity to acquire a well-located commercial asset in a tightly held market, the property offers immediate utility with long-term value-add and redevelopment potential.



## INVESTMENT HIGHLIGHTS

- » Prominent signalized corner location with exceptional visibility to both Knight Street and 33rd Avenue
- » Approximately 110 feet of frontage along Knight Street and 67 feet along 33rd Avenue
- » Existing retail improvements with on-site customer parking for 6 vehicles
- » Ideal for owner user or investors seeking to lease
- » One building on two legal lots
- » Dense residential trade area supporting neighbourhood retail
- » Long-term value-add and redevelopment potential, subject to municipal approvals

## SALIENT DETAILS

<b>Civic Address</b>	4894 Knight Street, Vancouver, BC
<b>Legal Description</b>	LOT 12 BLOCK 7 DISTRICT LOT 705 PLAN 2571 EXCEPT THE SOUTH 7 FEET NOW ROAD & LOT 11 BLOCK 7 DISTRICT LOT 705 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 2571 EXCEPT THE SOUTH 7 FEET, WEST 7 FEET AND PLAN BCP46594
<b>PIDs</b>	013-636-154 & 013-636-120
<b>Zoning</b>	C-1 – provides for small scale commercial establishments, limited service functions, and dwelling uses compatible with commercial uses.
<b>Site Size</b>	7,414.20 SF
<b>Building Size</b>	2,000 SF
<b>Floor Size Ratio</b>	Maximum 1.20, dwelling uses must not exceed 0.75
<b>Parking</b>	6 stalls
<b>Property Taxes</b>	\$34,785.70 (2025)
<b>Listing Price</b>	\$2,500,000



# FOR SALE

4894 KNIGHT STREET (33<sup>RD</sup> & KNIGHT)  
VANCOUVER, BC

WALK SCORE  
**78**  
VERY WALKABLE

TRANSIT SCORE  
**63**  
GOOD TRANSIT

BIKE SCORE  
**83**  
VERY BIKEABLE



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