

FOR SALE

SIUDI

3170

ELECTRIC

3173 WEST BROADWAY VANCOUVER, BC

PRIME KITSILANO MIXED-USE AND RENTAL ASSET BUILDING

Opportunity

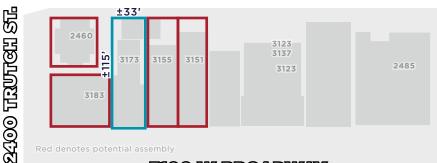
This is a perfect opportunity for an owner user to utilize the building or an investor to add value and lease up at significantly higher market rents. Alternatively, there is development potential with further assembly for retail with rental or condo tenures.

Location

Located within Vancouver's highly desirable area of Kitsilano, within the West Broadway commercial corridor between Balaclava and Trutch Streets. West Broadway is a major east-west arterial route connecting East Vancouver and UBC and is exposed to heavy pedestrian, traffic and bus traffic. The property is approximately 1.7km from the future Skytrain Station located at Arbutus and West Broadway. The property is well positioned for developers, investors and owner/users.







3173 W BROADWAY VANCOUVER, BC

Civic Addresses

3173 West Broadway Vancouver, BC V6K 2H2

Legal Description

The West 1/2 Of Lot 11, Except Part In Plan 4166, Block 54 District Lot 540 Plan 229 PID: 015-450-465

> **Site Area** ±3,791 SF (±33' × ±115')

Improvements

Two storey mixed-use building with ground floor retail and second floor residential uses.

Area

4,188 SF approx.

Zoning

C-2C (Commercial District) Up to 3.5 FSR of rental density with retail at grade. Further density may be granted with assembly.

2024 Property Assessment 3,570,300.00

> **2024 Property Taxes** \$20,526.50

> > Price Contact listing agent

5100 W EROADWAY

Nearby Amenities

- 1. Shoopers Drug Mart
- 2. Starbucks
- 3. Tim Hortons
- 4. Hollywood Theatre
- 5. Safeway
- 6. Purebread Bakery + Coffee
- 7. Turnabout
- 8. Orange Theory Fitness
- 9. Nuba in Kitsilano
- 10. Hanoi Old Quarter

The Location





BIKE SCORE 97 Biker's Paradise



WALK SCORE **97** Walker's Paradise



CONTACT

Matthew MacLean

Personal Real Estate Corporation Executive Vice President Commercial Sales & Leasing +1 604 640 5855 matthew.maclean@ca.cushwake.com

700 West Georgia Street, Suite 1200 Vancouver, BC V7Y 1A1 +1 604 683 3111 cushmanwakefield.ca



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.