

FOR SALE

3173 WEST BROADWAY
VANCOUVER, BC



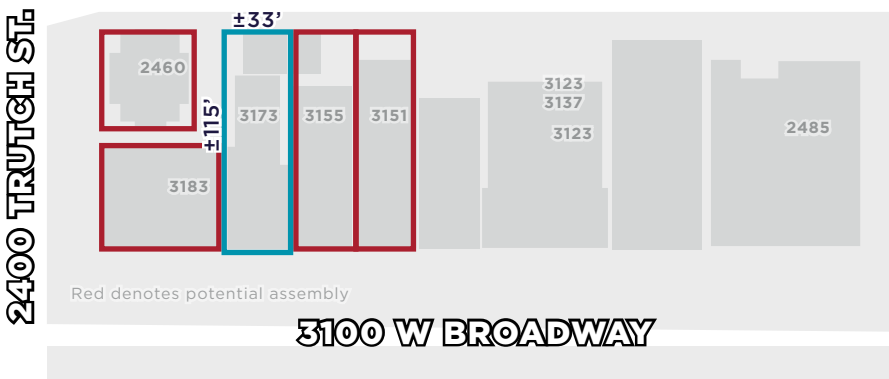
PRIME KITSILANO MIXED-USE AND RENTAL ASSET BUILDING

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' x ±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

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



TRANSIT SCORE

85

Good Transit



BIKE SCORE

97

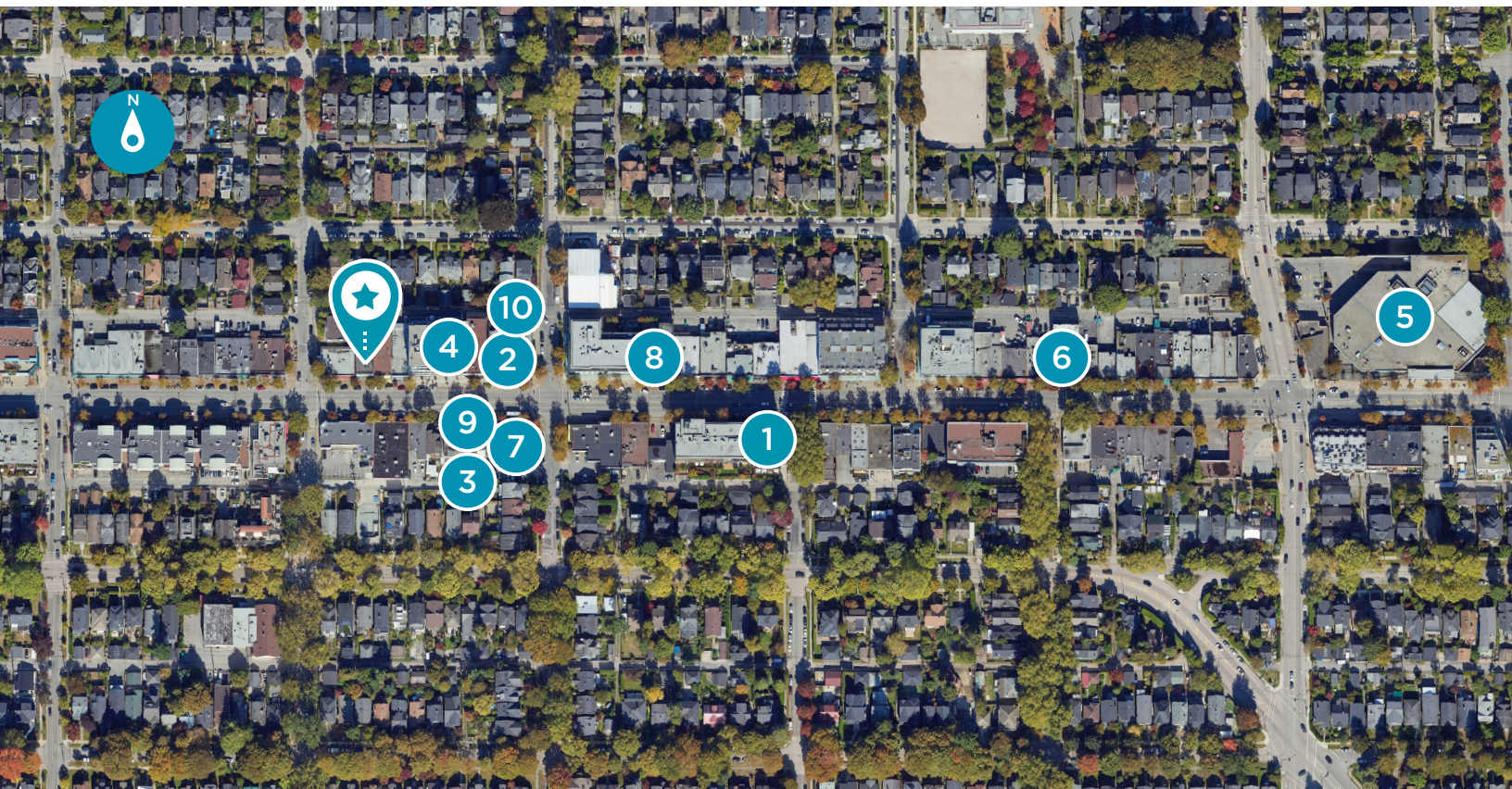
Biker's Paradise



WALK SCORE

97

Walker's Paradise



CONTACT

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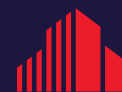
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