



For Sale

# Value-Add Multifamily Opportunity on West 4th Avenue

2629 West 4th Avenue, Vancouver, BC

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# Key Highlights



High-exposure residential property located on West 4th Avenue in between Stephens and Trafalgar Street



Potential for income growth upon turnover of residential units



Situated along the West 4th Avenue shopping district, one of the city's most popular shopping destinations



Located in the heart of Kitsilano just blocks from numerous parks, schools, and Kitsilano Beach



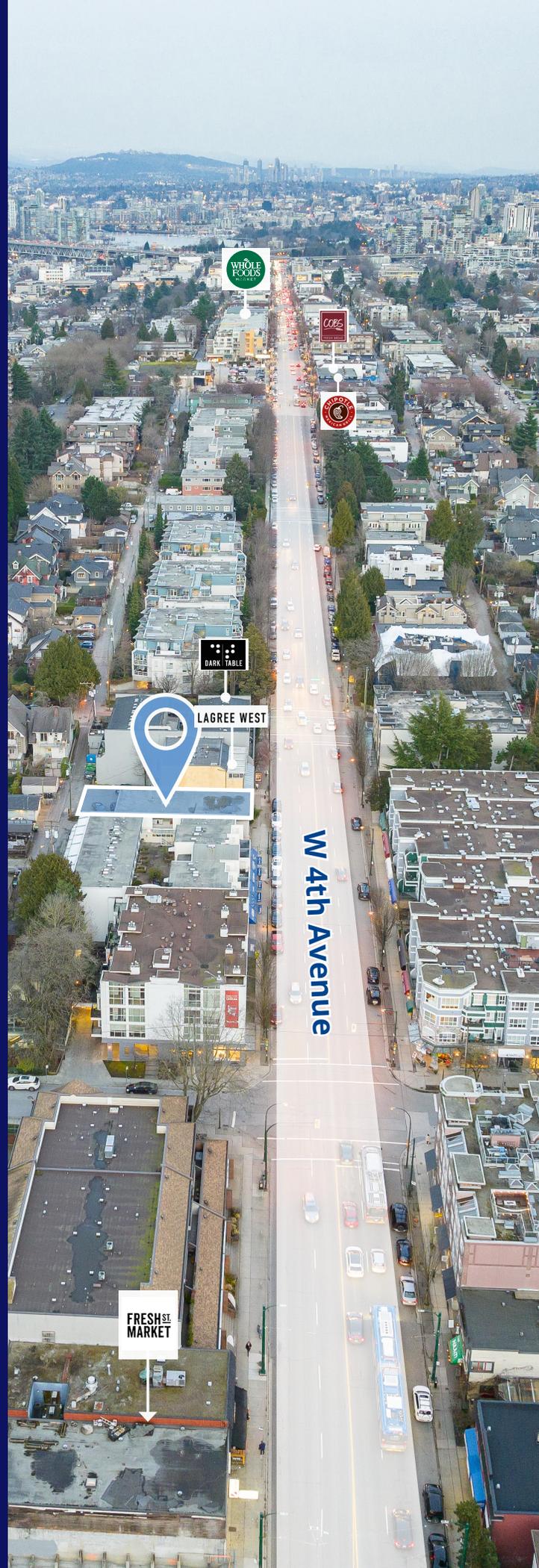
15-minute drive to Downtown Vancouver and 10-minute drive to UBC



Convenient access to potential future Broadway Station to be located at the West Broadway and MacDonald Street intersection



Long-term redevelopment potential with evolving land use plans and transit announcements



# Salient Facts

## Address

2629 West 4th Avenue

## Site Area

5,650 SF (50ft x 113ft)

## Unit Mix

1 bed	4
2 bed	6
<b>Total</b>	<b>10</b>

## Current Zoning

C-2 Commercial (up to 2.5 FSR mixed use-condo or 3.5 FSR mixed-use market rental)

## Year Built

1954

## Current Improvements

Three-storey, 10-unit multifamily building.

## Parking Stalls

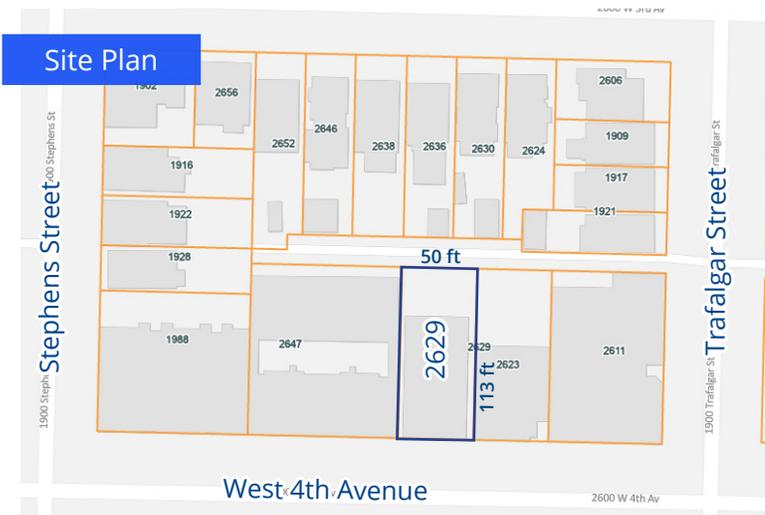
4 surface level stalls at rear

## NOI

\$111,220

## Asking Price

\$4,195,000



# Location

Situated in Vancouver's lively Kitsilano neighborhood, the property offers the quintessential West Coast lifestyle.

Surrounded by trendy cafes, boutique shops, and vibrant eateries, residents enjoy the perfect blend of urban convenience and coastal charm. Steps away from Kitsilano Beach, outdoor enthusiasts can indulge in a variety of activities. The location offers excellent public transportation options and is a quick 15 minute drive to downtown Vancouver and only 10 minutes to UBC.

The area's diverse community attracts young professionals, families, and artists alike, creating a dynamic and welcoming atmosphere. Whether you're seeking the excitement of city living or the tranquility of coastal scenery, the property provides an ideal location in one of Vancouver's most coveted neighborhoods.



## Nearby Amenities

- |   |                      |   |                                      |
|---|----------------------|---|--------------------------------------|
| 1 | Whole Foods          | 9   | Aritzia                              |
| 2 | Fresh Street Market  | 10  | Arc'teryx Kitsilano                  |
| 3 | Jam Cafe Kitsilano   | 11  | Latest Scoop                         |
| 4 | Kitsilano Pool       | 12  | Cobs Bread                           |
| 5 | Lagree West          | 13  | Patagonia                            |
| 6 | Darby's Public House | 14  | Tatlow Park                          |
| 7 | Cafe Lokal           |  | Future Broadway Station              |
| 8 | Lululemon            |  | Arbutus Station (under construction) |



# Photo Gallery





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