



FOR SALE

Westside Vancouver
Church in Dunbar
Neighbourhood

3525 West 24th
Avenue & 3949-3969
Collingwood Street
Vancouver

Charlie Hughes

Personal Real Estate Corporation
Associate Vice President
604 694 7215
charlie.hughes@colliers.com

John Boer

Personal Real Estate Corporation
Executive Vice President
604 662 2659
john.boer@colliers.com





Classic 25,000 SF building with an additional 2,500 SF 6-bedroom manse on a 23,800 SF corner lot

HIGHLIGHTS

- Mature trees, manicured gardens, and a children's playground surround a classically designed church that has a 250-person capacity sanctuary, multiple pre-school halls, classrooms, offices, kitchens, meeting rooms, and lounges
- Direct exposure to a thriving Dunbar community with a census population of 21,500 consisting of a 9,600 person labor force and 6,000 families
- Prime westside Vancouver location that boasts four parks, three schools, Dunbar Community Centre, Dunbar Theatre, cafes, banks, and restaurants all within a one-kilometer radius

SALIENT FACTS

Civic Address	3525 W 24th Avenue & 3949-3969 Collingwood Street, Vancouver, BC
PIDs	011-702-150, 011-702-133, 011-702-125, 011-702-079 and 011-701-871
Location	Located on the northwest corner of West 24th Avenue and Collingwood Street in Vancouver
Improvements	The Property is currently improved with a 25,000 SF church built circa 1926 (improved in 1951) and a 2,500 SF 6-bedroom detached manse built circa 1949 (renovated circa 2012)
Building Summary:	4,700 SF sanctuary wing, 2,000 SF pre-school hall, 3,700 SF total of meeting, class, and choir rooms, 2,400 SF gym space, three kitchens, five bathrooms, and extensive storage
Lot Size:	23,890 SF (196 ft x 122 ft)
Zoning:	RS-5

LOCATION

The Dunbar neighborhood is a mature community of quiet residential streets lined with grand old trees, serene parks, Dunbar Village shopping area, and great schools. This westside church is just east of the expansive Pacific Spirit Regional Park, University of British Columbia and minutes south of Kitsilano's famous beaches.

Attendees to the subject church will have easy access as it is just one block east of the Dunbar Street arterial and one block north of the West King Edward Avenue arterial. The church is a short 10-minute trip from any Dunbar address and an easy trip for residents of Mackenzie Heights, West Point Grey, Arbutus Ridge, Kerrisdale, and Kitsilano neighborhoods. It is only a 15-minute drive from Downtown Vancouver and 25-minutes from Vancouver International Airport.

FACILITY OVERVIEW

- Bright sanctuary with capacity of up to 250 people with towering high ceilings, stained glass windows, organ room, and well-lit chancel
- Extensive list of amenities including a 2,000 SF pre-school hall, two classrooms roughly 750 SF in size each, and 2,400 SF of gymnasium space, stages, and choir rooms
- Well placed communal support facilities including three meeting rooms, three kitchens, lounge, and nursery
- Five private offices and a minister's study within the main building
- Eight secured storage rooms throughout the facility and five well-located bathrooms
- 2,500 SF 6-bedroom manse in great condition partially renovated with newer appliances and finishes on its own 4,074 SF lot (42 ft x 97 ft)
 - Historic architecture featuring exposed pointed bargeboards, half-timbered gable peaks, and exposed rafter tails





OFFERING PROCESS

Please contact the listing agents to schedule tours of the Property and get access to additional information in the data room.

Offers will be considered for review on a first-come-first-served basis.

Asking Price: \$11,900,000

Charlie Hughes

Personal Real Estate Corporation

Associate Vice President

604 694 7215

charlie.hughes@colliers.com

John Boer

Personal Real Estate Corporation

Executive Vice President

604 662 2659

john.boer@colliers.com



Colliers International
200 Granville Street, 19th Floor
Vancouver, BC | V6C 2R6
+1 604 681 4111
collierscanada.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2019. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Brokerage Inc.