



Colliers

2629-2647 West 4th Avenue
Vancouver, BC

Trafalger Street

W 4th Avenue

Stephens Street

Key Highlights



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



Potential for income growth upon turnover of residential units



Strong income from 4,233 SF of commercial space and 25 residential units



Situated two blocks from 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 & 2647 West 4th Avenue

Site Area

2629 West 4th Avenue	5,650 SF
2647 West 4th Avenue	11,262 SF
Total	16,912 SF

Gross Leasable Area

2647 West 4th Avenue Commercial: 4,233 SF

Unit Mix

2629 West 4th Avenue	2647 West 4th Avenue
1 bed units: 4	2 bed units: 15
2 bed units: 6	Total: 15
Total: 10	

Current Zoning

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

Year Built

2629 West 4th Avenue	1954
2647 West 4th Avenue	1988

Current Improvements

2629 W 4th Ave is a three-storey, 10-unit multifamily building. 2647 W 4th Ave is a three-storey mixed building with retail at grade and 15 stratified rental units.

Assessed Value (2024)

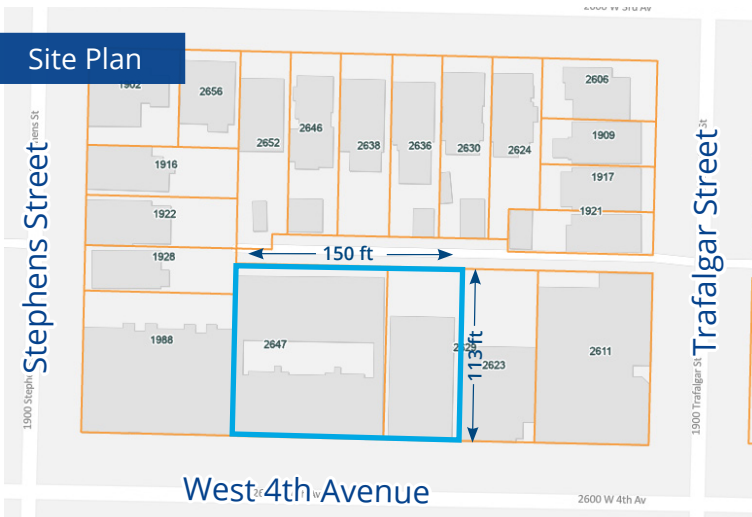
2629 West 4th Avenue	\$5,102,700
2647 West 4th Avenue	\$14,016,000
Total	\$19,118,700

Stabilized Net Operating Income

2629 West 4th Avenue	\$94,932
2647 West 4th Avenue	\$472,199
Total	\$567,131

Asking Price

\$17,888,000



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



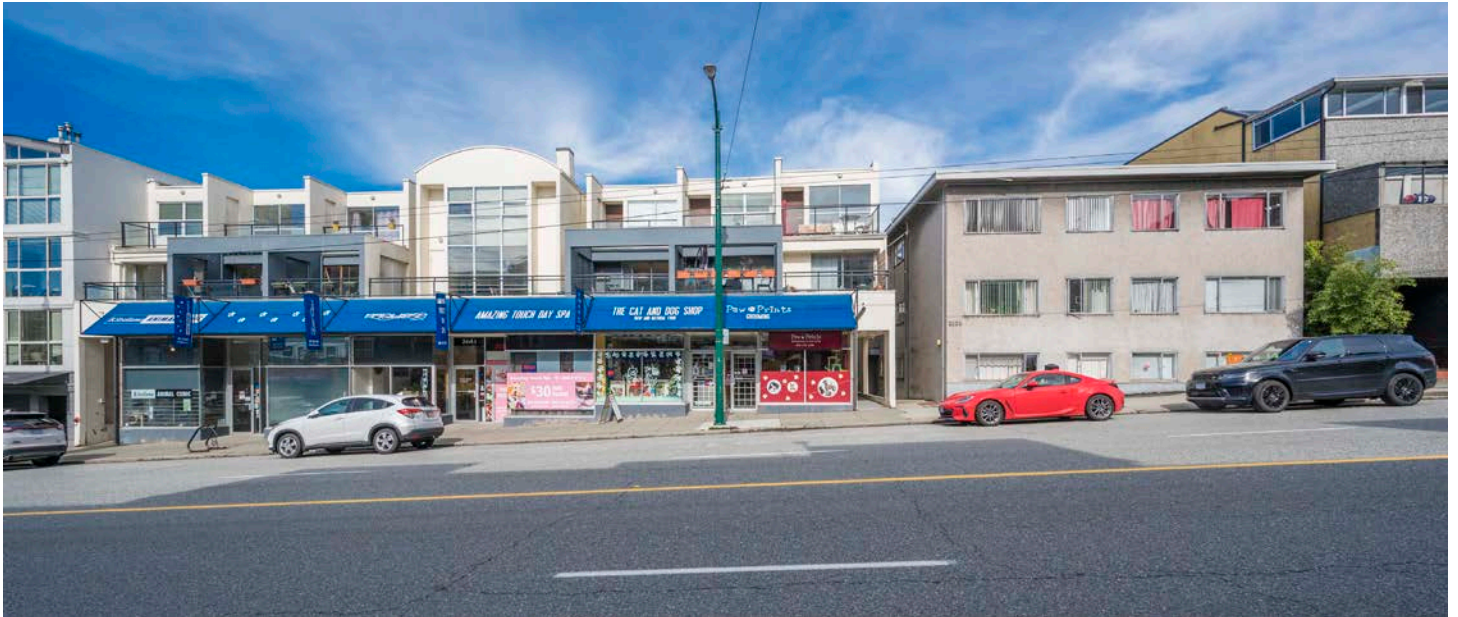
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|---|----------------------|---|--------------------------------------|
| 1 | Whole Foods | 9 | Aritzia |
| 2 | Safeway 4th & Vine | 10 | Arc'teryx Kitsilano |
| 3 | Jam Cafe Kitsilano | 11 | Latest Scoop |
| 4 | Kitsilano Pool | 12 | Cobs Bread |
| 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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