



2880 W 4th Avenue

Vancouver, BC

Opportunity to purchase a **single-owner** mixed-use strata complex with redevelopment potential in the **heart of Vancouver's Kitsilano Neighbourhood.**

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Property Highlights



Opportunity to acquire an asset with strong cash flow and future redevelopment potential



Irreplaceable location in the heart of Kitsilano, just blocks from Kitsilano Beach and West 4th Avenue's best shopping and restaurants.



4-storey stratified single-owner mixed-use building featuring 12 residential units and 3 self-contained commercial retail units at grade.



Building was renovated in 2009 and represents strong long term value.



Quality concrete building with covered parking and well-designed space.



Suite features include wood floors, electric fireplaces, separate entrances, private balconies and rooftop-terraces featuring views of the North Shore mountains and Vancouver skyline.



Capitalize on strong demand for condos in a supply constrained area.



Development potential for 6-storeys and up to 3.5 FSR density with 0.35 FSR commercial at grade.

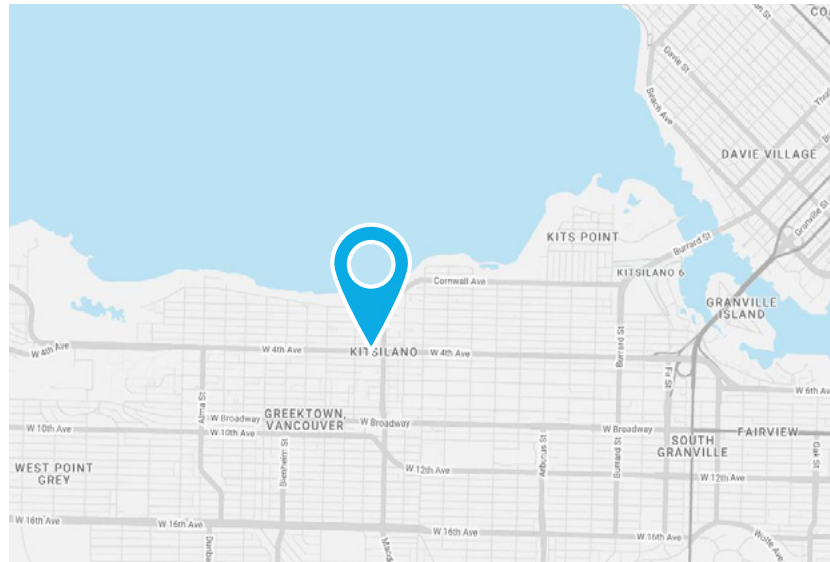


Salient Facts

Civic Address	2880 West 4th Avenue, Vancouver
Legal Description	Strata Lots 1- 13 District Lot 192 Strata Plan VR.2490 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.
PIDs	014-888-149, 014-888-165, 014-888-181, 014-888-203, 014-888-220, 014-888-246, 014-888-254, 014-888-262, 014-888-289, 014-888-301, 014-888-319, 014-888-327, 014-888-335
Lot Size & Dimensions	+/- 11,069 SF (99 ft x 112 ft) Approximate.
Building Area	Total Building Area: 34,346 SF Commercial Gross Leaseable: 5,924 SF Residential (12 - Townhouses) Saleable Area: 10,868 SF
Zoning	C-2 - Commercial
Improvements	Four storey concrete constructed strata complex with ground floor retail and residential above. Ground floor tenants are Drexall Games, Shaw Cable and a Chiropractor Office. Off-street above-grade parking is accessed through alleyway. All 12 townhouse units are 2 levels each and have multiple decks providing mountain and water views.
Parking	24 parking stalls
Year Built	Circa 1990 - Renovated in 2009
Structure	13 Strata lots composed of 12 residential and 1 ground floor retail. All owned by single owner.
2023 Assessed Value	\$15,212,000

Site Plan





Property Location

Kitsilano is known as one of Vancouver's most prestigious residential districts, offering a strong community feel, countless social amenities and extensive restaurants and retail along West 4th Avenue and West Broadway. Surrounded by beautiful beaches, tree-lined streets and vibrant parks, the area attracts many urban professionals, families and students for its stunning natural surroundings and amenities.

The proposed future UBC Millennium Line Extension is just a few blocks away, making this location extremely accessible by all modes of transportation. This highly visible location offers convenient access to downtown Vancouver, UBC, Granville Island, and the Vancouver International Airport.



312,662
residents

Within 5 KM radius

\$134,100
average household
income



The Property



Development Potential



Current Zoning

The Property is zoned C-2 Commercial, which allows both residential and commercial uses.

Regulations:

- Max Height: 4-storeys
- Max Density: 2.5 FSR (Floor Space Ratio)



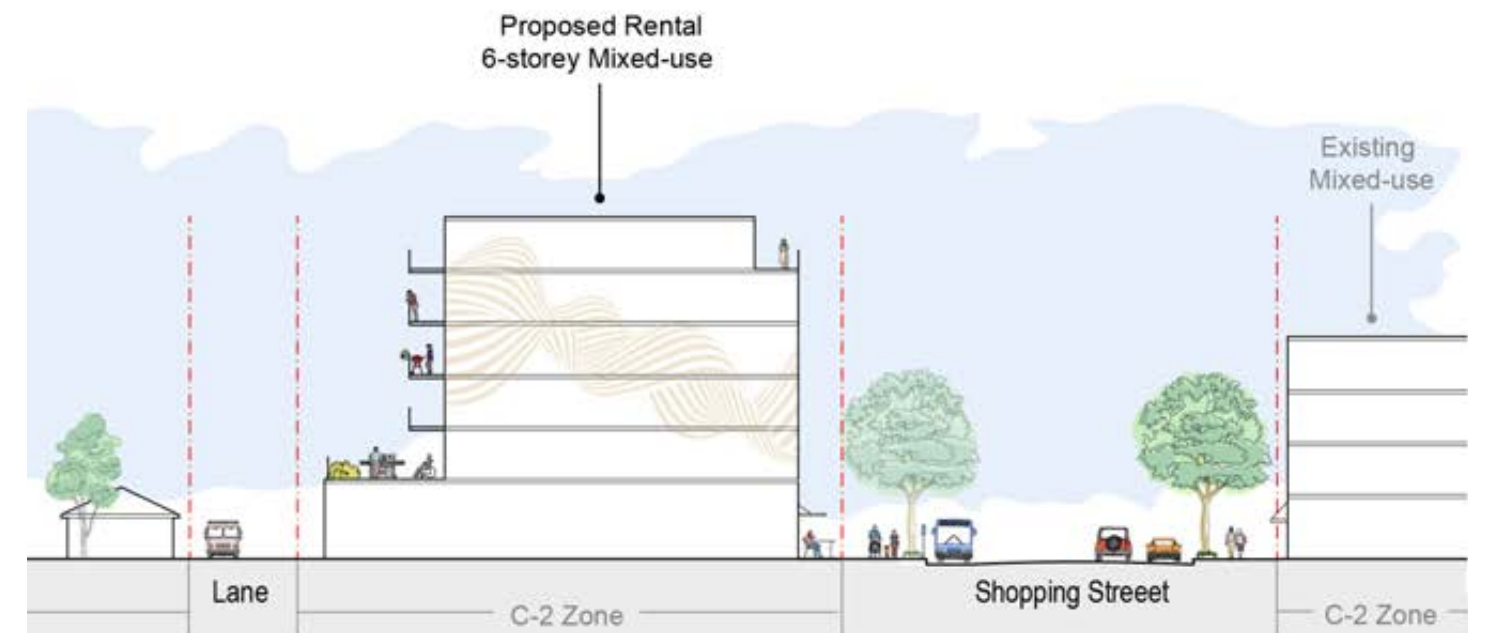
Rental Tenure

On December 14, 2021, Council approved policy and zoning changes to C-2 zoning to allow six-storey rental mixed-use buildings without a rezoning.

Regulations:

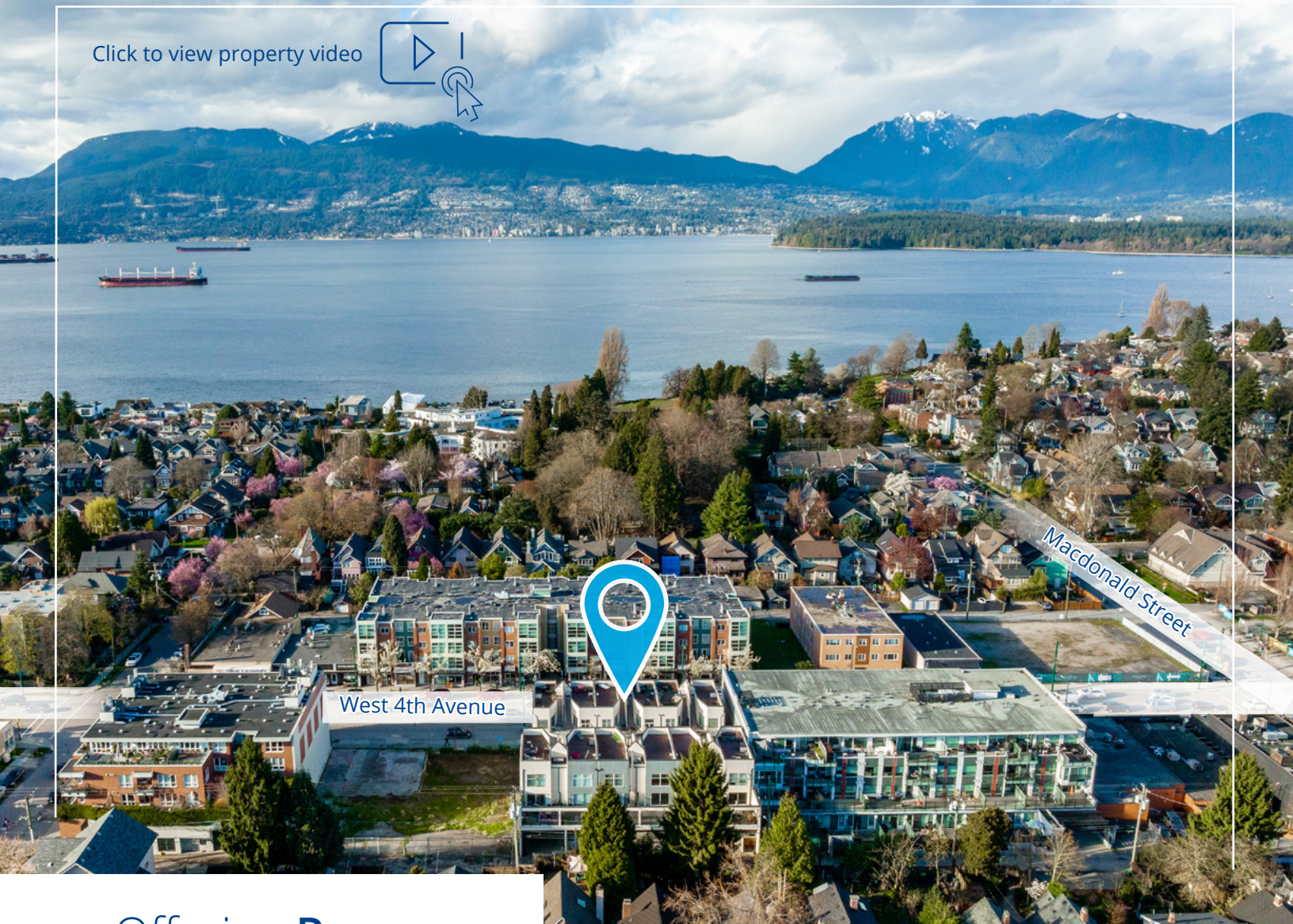
- Max Height: 6-storeys
- Max Density: 3.5 FSR (Floor Space Ratio), provided that the commercial density at grade to be at least 0.35.

The City is using the rental tenure zoning tool to provide a height and density bonus to encourage 6 storey rentals, but existing 4-storey strata will still be allowed.



Source: City of Vancouver | Streamlining Rental Around Local Shopping Areas

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Offering Process

Prospective purchasers are invited to submit offers to purchase the Property through Colliers for consideration by the Vendor. A comprehensive information package and a data room containing property due diligence are available to groups that have executed a confidentiality agreement.

Please contact the listing brokers for pricing guidance and more details on this offering.

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