

FOR SALE

2958 West 4th Avenue
Vancouver BC



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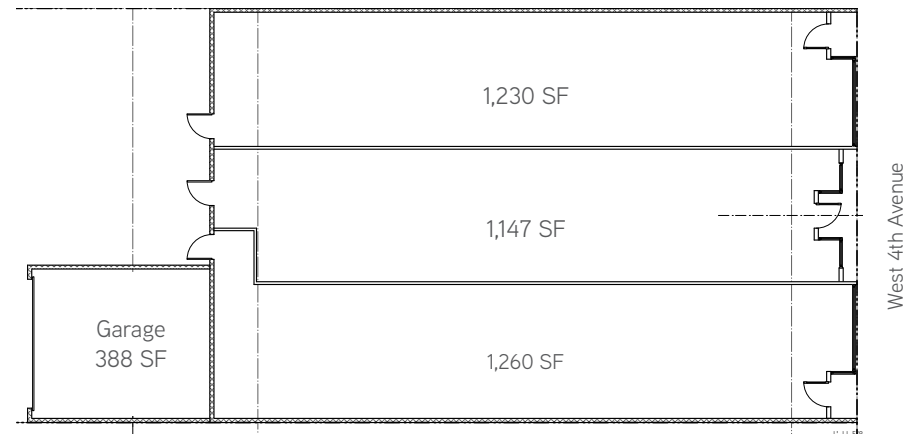


SALIENT FACTS

Civic Address	2958 West 4th Avenue, Vancouver, BC
Legal Address	PID: 011-494-611, 011-494-603 Lot 3 & 4, Block 29, Plan VAP4561, District Lot 192, New Westminster Land District
Lot Area (approx.)	5,371 SF (50 FT x 107.43 FT)
Location	Situated along West 4th Avenue between Bayswater and Balaclava Streets.
Zoning	C-2 Commercial provides for a wide range of commercial uses as well as residential uses
Land Use Designation	Stores and service commercial
FSR	2.5
Buildable Density	13,428 SF
Assessed Land Value	\$6,722,200 (2019) \$5,472,500 (2018)
Gross Taxes (2019)	\$63,415.67
Current Net Income	\$81,974
Potential Upon Vacancy Lease Up	\$116,385
Listing Price	\$5,999,000



FLOOR PLAN



CURRENT TENANCIES

Address	Tenants	Size	Rate	Expiry
2962 West 4th Ave	Ocean Marine Laundry	1,230 SF	\$30.00 PSF Net	June 30, 2022
2960 West 4th Ave	Vacant	1,147 SF	Asking \$30.00 PSF Net	
2958 West 4th Avenue	Little Bird Dim Sum	1,260 SF	\$31.00 PSF Net \$15.50 PSF Net (Garage) Demo Clause	May 2021

NEIGHBOURHOOD

Kitsilano is located just over the Burrard Bridge from downtown Vancouver. It is bordered by the waterfront to the north and West 16th Avenue to the south; Burrard Street to the east and Alma Street to the west.

The neighbourhood brings together a collection of attractions including; beaches and parks, residential streets and two main commercial districts along West 4th and West Broadway. Kitsilano's apartments and houses are occupied by young professionals and families.

DEMOGRAPHICS



Total Population

18,603



Average Household Income

\$109,650



Drive Time

Kitsilano Beach - 5 mins
Downtown Vancouver - 10 mins
Granville Island - 6 mins



Walk Score

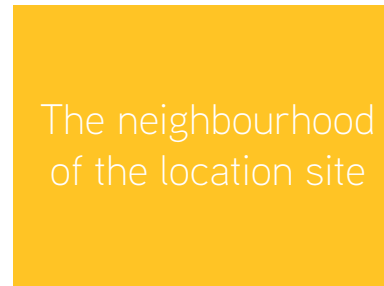
95 Walker's Paradise
72 Excellent Transit
97 Biker's Paradise



Retail Trade Area

Restaurants 46 (40.7%)
Personal Care 42 (37.2%)
Financial Services 14 (12.4%)
Cafes 10 (8.8%)

Est. 2019 demographics within 1 km of the subject property





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