



For Sale

Mixed-Use Investment Property with Credit Union Tenant

2212-2220 West Broadway, Vancouver, BC

Vancouver Investment & Development Advisors Group

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Accelerating success.

The Opportunity

We are pleased to offer the opportunity to purchase a three-storey stratified residential and retail building. The offering is located along West Broadway in Vancouver's iconic Kitsilano neighbourhood.



Mixed-use building, significantly renovated in 2010.



Located on the southwest corner of West Broadway and Yew Street, just steps from schools, parks, and notable retailers including IGA & London Drugs.



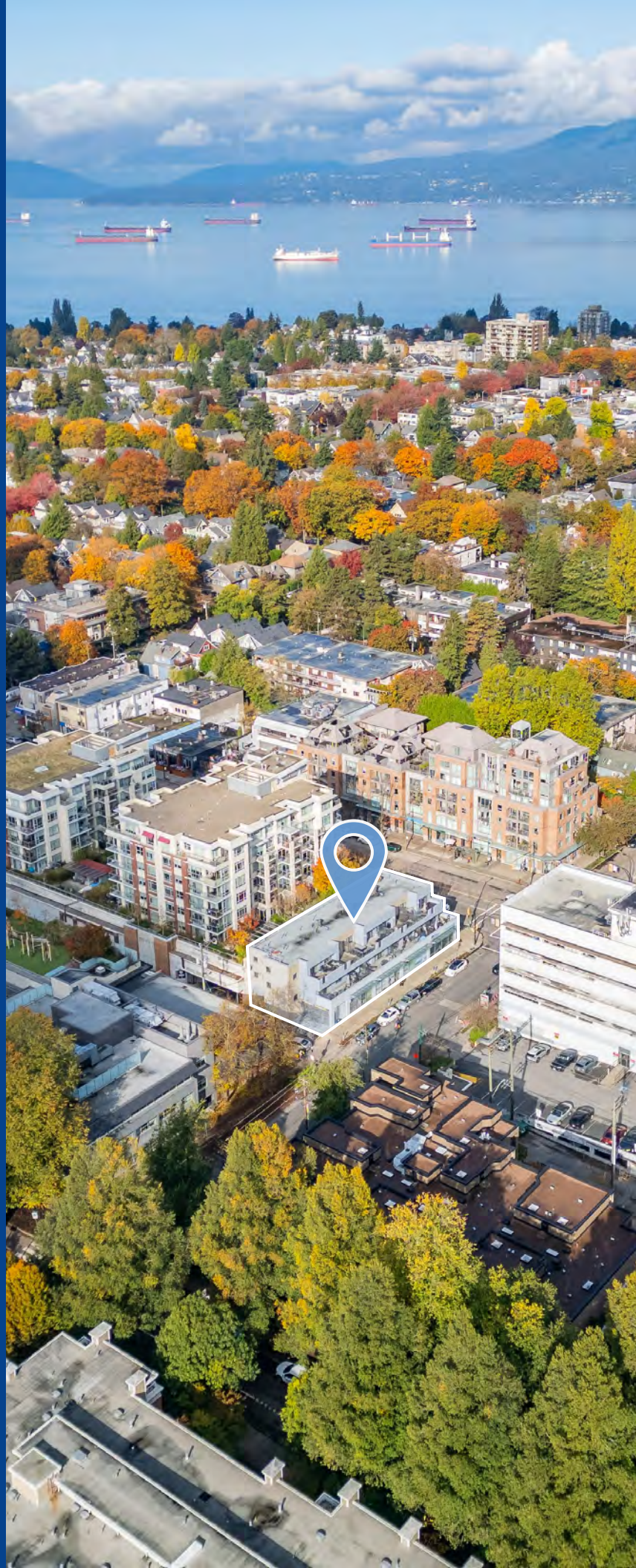
High-exposure corner for vehicle and pedestrian traffic.



Less than 100m from the future Arbutus SkyTrain Station and 10 minutes from the University of British Columbia campus.



Future Broadway SkyTrain extension and Arbutus Station expected to bring greater connectivity and amenities to the surrounding area.



Salient Facts

Address

2212-2220 West Broadway, Vancouver, BC

Current Improvements

Three-storey mixed-use stratified building comprising of one retail unit and 8 residential units above.

Location

Located on the southwest corner of West Broadway and Yew Street.

Zoning

C-3A - Commercial

Residential Unit Mix

Type	Units	Avg. Size	Total
One Bed	6	594 SF	3,564 SF
Two Bed	2	882 SF	1,763 SF
Total	8	666 SF	5,327 SF

Lot Size

6,250 SF (125ft x 50ft)

Rentable Area

Residential	5,327 SF
Commercial	4,359 SF
Total	9,686 SF

Year Built

1985, significantly renovated in 2010*

Parking Stalls

15 secured underground parking stalls

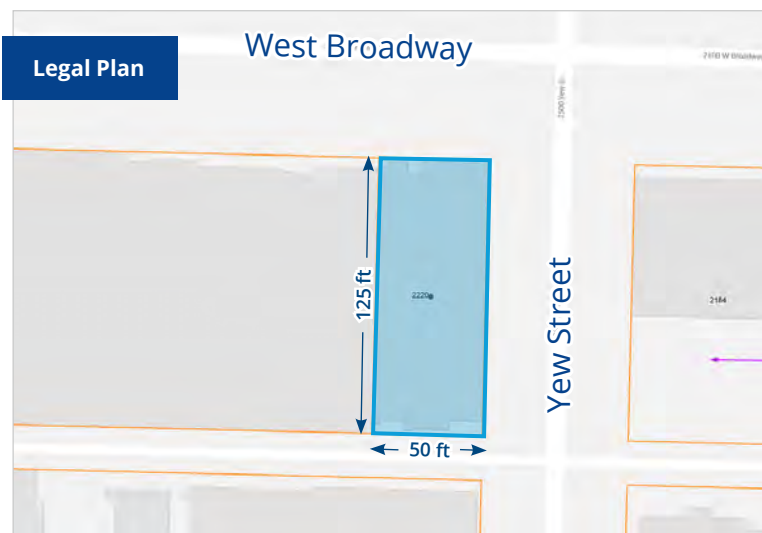
Assessed Value

\$9,116,400 (2025)

Asking Price

\$9,300,000

* Besides from the foundation, underground parking and building frames, the building was significantly renovated.





UBC Campus



Kitsilano Beach



Arbutus Greenway



Nearby Retail

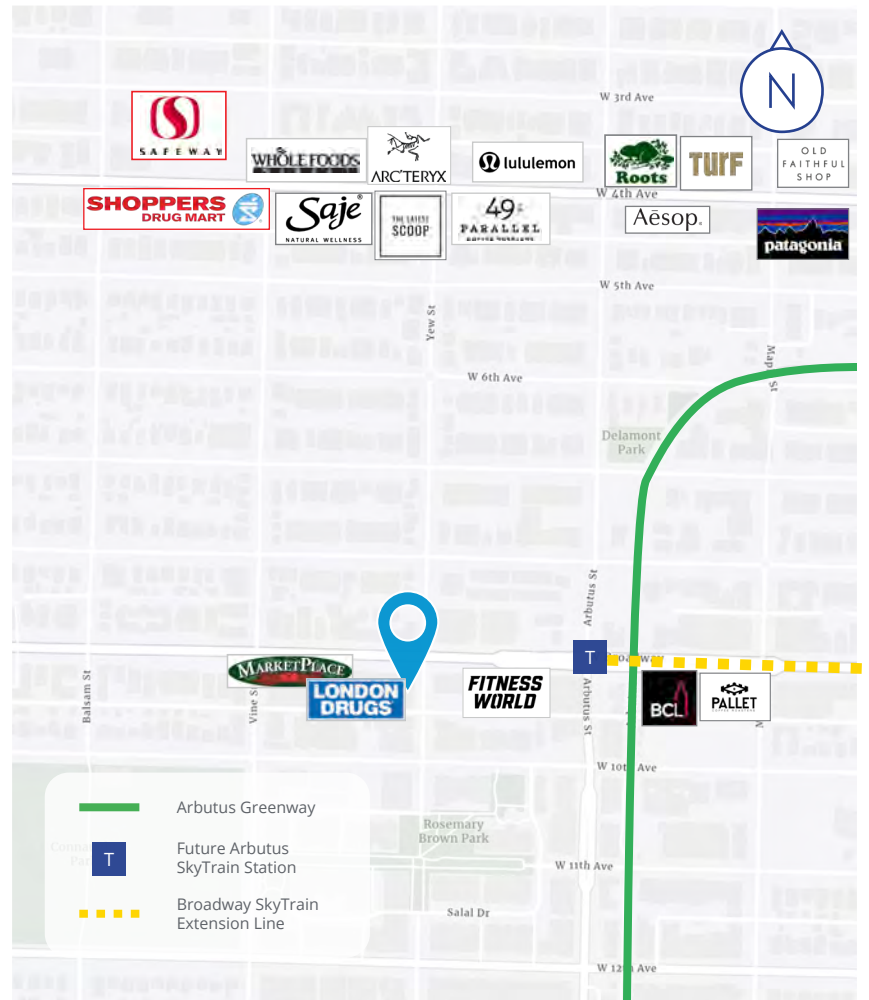


Kitsilano

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. Only a short walk to Kitsilano Beach, outdoor enthusiasts can indulge in a variety of activities. The location offers excellent public transportation options and is a quick 10 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.



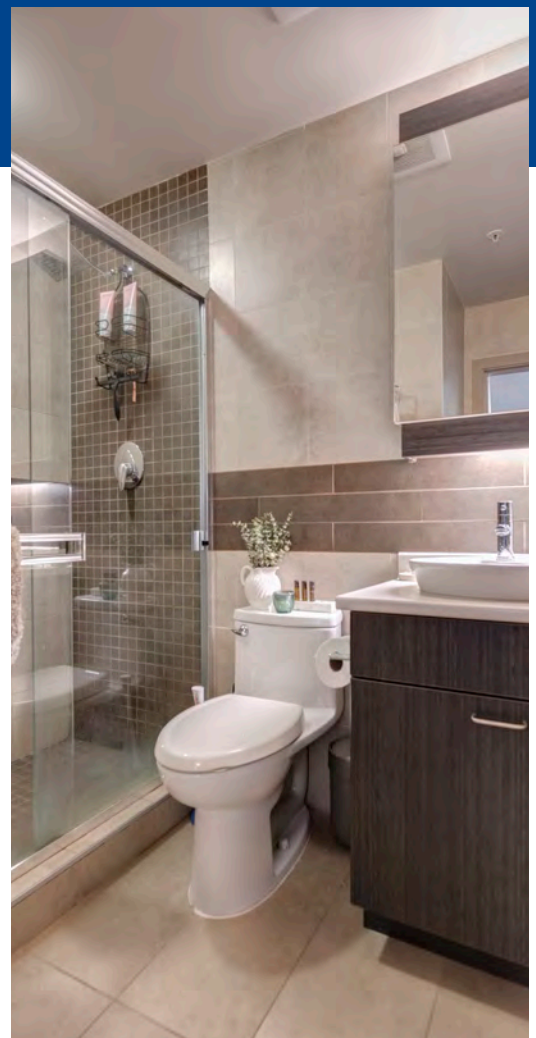


UBC Skytrain Extension

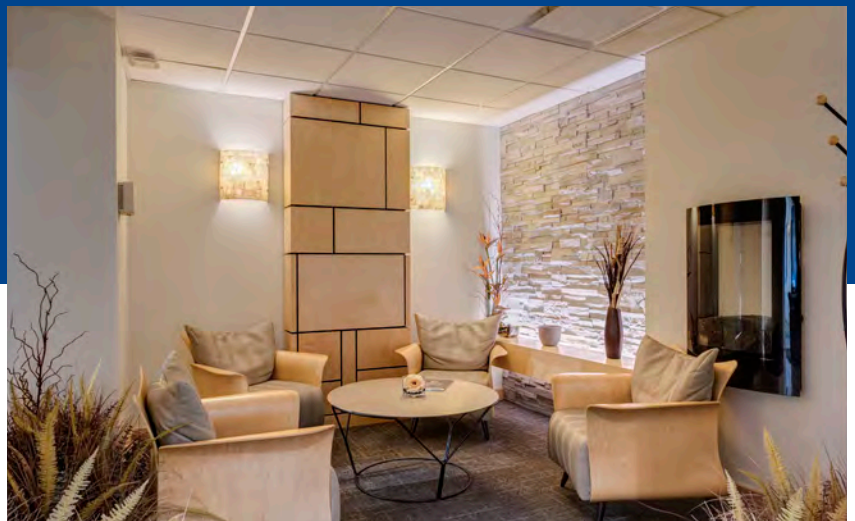
Vancouver's SkyTrain network is currently being extended to Arbutus station, with an expected completion in 2027. Once completed, the Property will be within close proximity to the proposed Arbutus station, offering residents quick access to Downtown and the rest of Greater Vancouver. A further proposed extension of the SkyTrain will connect Vancouver's high-speed transit system to the University of British Columbia, running along West Broadway.



Residential Photo Gallery



Commercial Photo Gallery





Asking Price

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