



FOR SALE & LEASE

High Profile West Side Vancouver Strata Unit

4445 Dunbar Street, Vancouver, BC

Marcus & Millichap

TETRA
REALTY ADVISORS



Opportunity Overview

Prime opportunity to purchase or lease a strata unit located on the southwest corner of Dunbar Street and West 28th Avenue in Vancouver’s prestigious Dunbar neighbourhood. 4445 Dunbar Street (the “Property”) consists of one legal strata lot totaling approximately 4,155 sq. ft. in area. With a population of just over 23,000, Dunbar is an affluent, well-established, family-oriented neighbourhood located on the West Side of Vancouver.

Location Overview

Dunbar is bordered by the neighbourhoods of West Point Grey, Kerrisdale, and the Southlands. Dunbar is primarily a residential neighbourhood, known for its charming tree-lined streets, large homes, and lush parks. The neighbourhood’s main commercial area is Dunbar Village, a quaint high street home to many restaurants, cafes, speciality retailers, and services. Shops and services can be found running the length of Dunbar Street from West 16th to West 41st Avenue, with the Property ideally located in the heart of Dunbar Village.

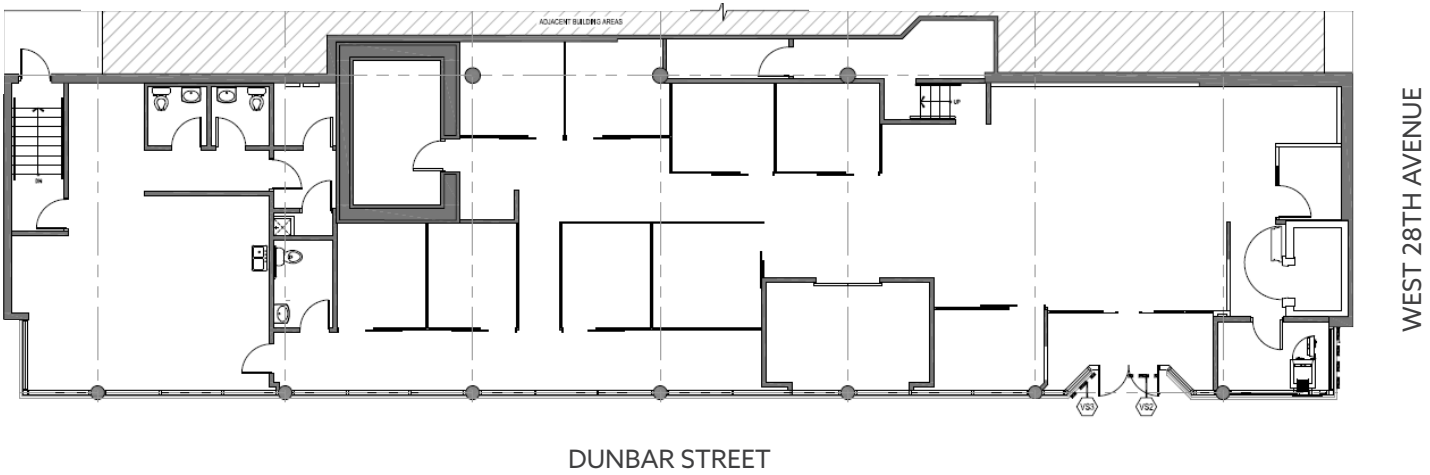


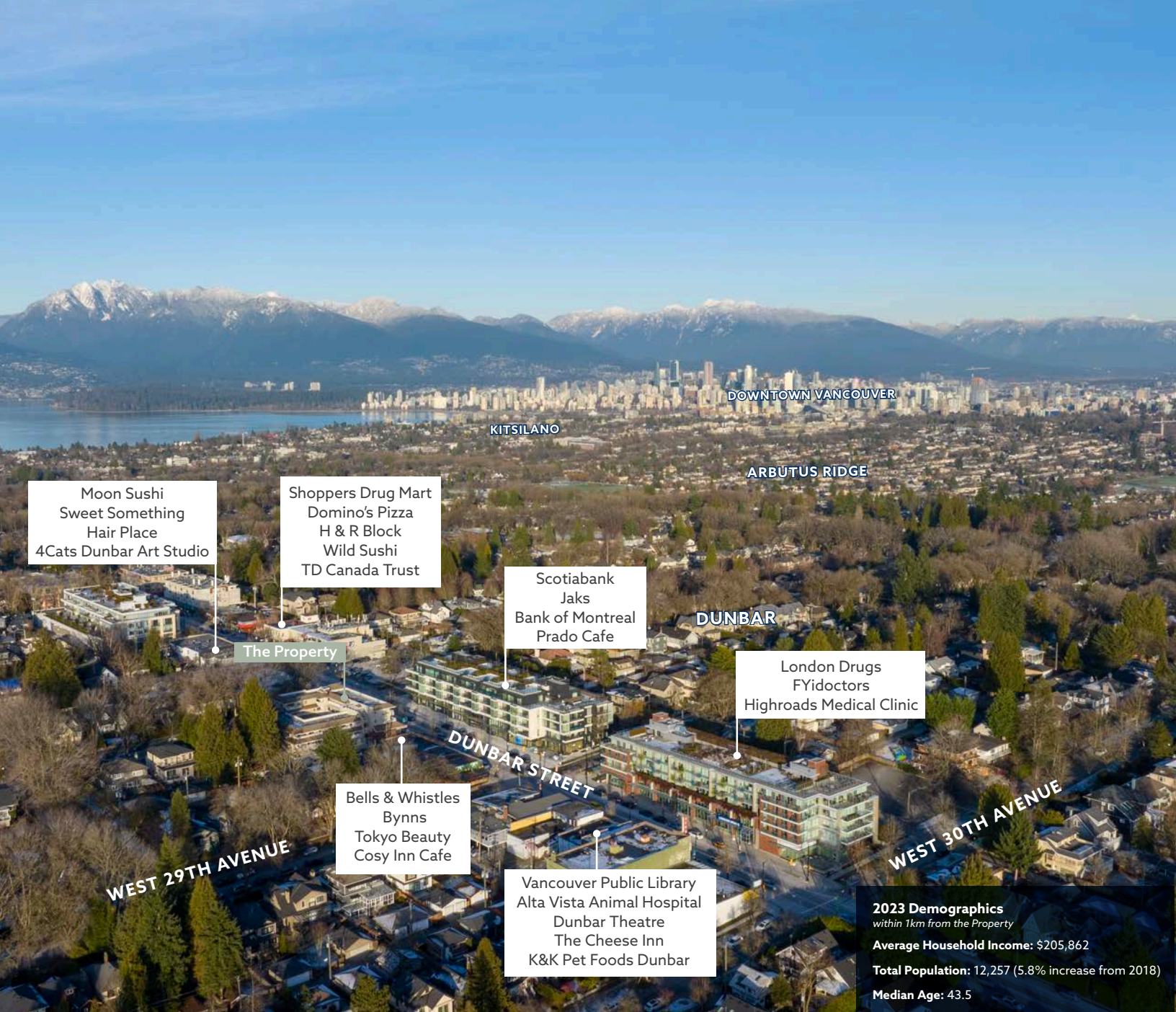
Salient Details

Municipal Address:	4445 Dunbar Street Vancouver, BC V6S 1S4
PID:	006-368-417
Area*:	386 sq. m. / 4,155 sq. ft.
BC Assessment (2024):	Land: \$3,517,000 Improvement: \$391,000 Total: \$3,908,000
Property Taxes (2024):	\$41,883.03
Strata Fees (2024):	\$20,697.18
Parking:	Seven stalls
Zoning:	C-2 Commercial
Asking Rent:	Contact Listing Agents
Additional Rent*:	\$14.73 PSF (2024 estimate)
Asking Price:	\$5,300,000

*Approximate and subject to confirmation.

Floor Plan





Moon Sushi
Sweet Something
Hair Place
4Cats Dunbar Art Studio

Shoppers Drug Mart
Domino's Pizza
H & R Block
Wild Sushi
TD Canada Trust

Scotiabank
Jaks
Bank of Montreal
Prado Cafe

London Drugs
FYidectors
Highroads Medical Clinic

Bells & Whistles
Bynn's
Tokyo Beauty
Cosy Inn Cafe

Vancouver Public Library
Alta Vista Animal Hospital
Dunbar Theatre
The Cheese Inn
K&K Pet Foods Dunbar

2023 Demographics
within 1km from the Property
Average Household Income: \$205,862
Total Population: 12,257 (5.8% increase from 2018)
Median Age: 43.5

Contact Information

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