



FOR SALE
KERRISDALE COMMERCIAL RETAIL PROPERTY
2063-2065 WEST 41ST AVE. VANCOUVER



MLS# : C8054471

- *Two Individual 900 qft. Units with Excellent Tenants
- *Street Front on Kerrisdale Commercial Hub
- *Multiple Schools and Business around
- *Lots of Traffic & Pedestrian
- *Wide range of use permitted under C2 commercial zoning
- *3.5 FSR, right next to the East Blvd Corridor with Many New Development


ERIC G. YANG
Personal Real Estate Corporation

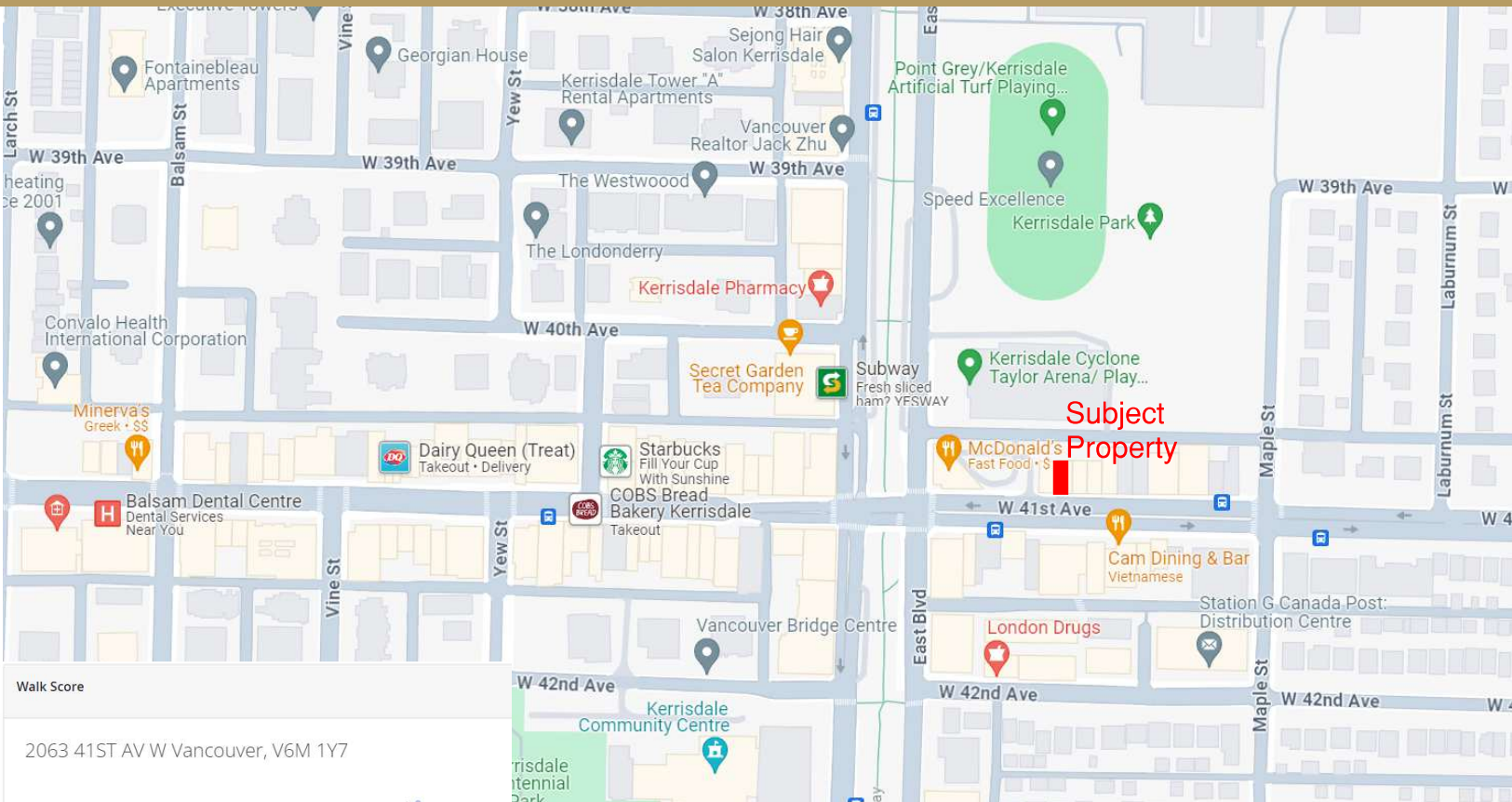
 604-723-1333
 ey1333@hotmail.com



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Subject Property

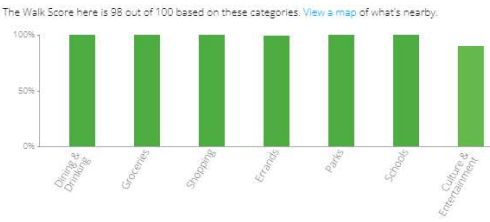
Walk Score

2063 41ST AV W Vancouver, V6M 1Y7

Walk Score 98
Walker's Paradise
Daily errands do not require a car

Transit Score 61
Good Transit
Many nearby public transportation options

Bike Score 96
Biker's Paradise
Daily errands can be accomplished on a bike



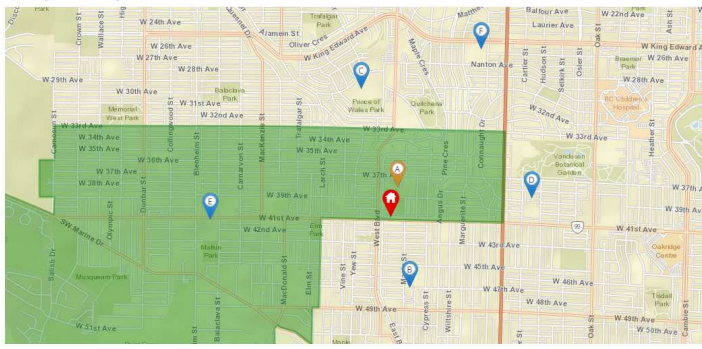
Year Built	1947	Structure	STORE(S) AND SERVICE COMMERCIAL
Lot Size	3052.54 ft ²	Bedrooms	-
Bathrooms	-	Dimensions	30.5 x 100 Ft
Max Elev.	74.15 m	Min Elev.	73.25 m
Floor Area	-	Walk Score	98 / Walker's Paradise

Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: Point Grey Secondary -

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Point Grey	8 - 12	SD 39	Vancouver	AP Program; Point Grey Mini School	7 mins	0.5 km	4 mins	7 mins
B Magee	8 - 12	SD 39	Vancouver	AP Program; SPARTS Program	15 mins	1.1 km	5 mins	13 mins
C Prince Of Wales	8 - 12	SD 39	Vancouver	AP Program; TREK Program; Prince of Wales Mini School	23 mins	1.6 km	7 mins	17 mins
D Vancouver College	K - 12	Independent	Vancouver	Catholic Independent School; All Males; AP Program	24 mins	1.6 km	5 mins	13 mins
E Crofton House	8 - 12	Independent	Vancouver	Private; All Female; AP Program	22 mins	1.7 km	6 mins	7 mins
F Little Flower	8 - 12	Independent	Vancouver	Catholic Independent School; All Females; AP Program	32 mins	2.2 km	7 mins	32 mins

Nearby Secondary Schools



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