



# FOR SALE

12-Unit Strata Building in Prime Kitsilano Location  
3495 W 4th Ave, Vancouver, BC

- Highly sought after “North of Fourth” neighborhood
- All kinds of amenities within short distances
- Large townhouse-style units
- Low vacancy rate
- Strata titled property
- All units have dishwasher, washer, and dryer except one
- Secured underground parking and sufficient street parking
- 10 units recently renovated

**Yang Yang 杨阳**

Personal Real Estate Corporation

604.418.8246

 [Yang.Yang@macdonaldcommercial.com](mailto:Yang.Yang@macdonaldcommercial.com)

**Tina Kwok**

Macdonald Realty Ltd.

604.722.6001

 [tinakwok@outlook.com](mailto:tinakwok@outlook.com)

**Macdonald**  
**COMMERCIAL**

  
CIRFAC  
International

  
Macdonald  
Realty

## The Offering

Macdonald Commercial R.E.S. Ltd. and Macdonald Realty Ltd. are pleased to offer the opportunity to acquire 100% freehold interest in a 12-unit stratified apartment building located in Vancouver's prestigious and highly-coveted Kitsilano "North of Fourth" neighbourhood.

## Address

3495 W 4th Avenue,  
Vancouver, BC

## LOT SIZE

7,563 sq.ft.

## ZONING

RM-4

## LEGAL DESCRIPTION

Strata Lot 1-12 District Lot 540  
Strata Plan VR. 595 together  
with an interest in the common  
property in proportion to the  
unit entitlement of the Strata  
Lot as shown on Form 1

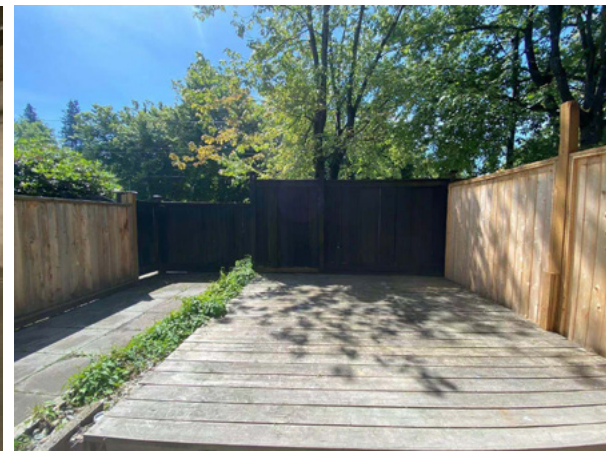
## INCOME

Gross Rent: \$421,200 annum

## PROPERTY TAX

\$21,888.03

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.



## Location

The subject property is located on the northeast corner of West 4th Avenue and Collingwood Street, right across McBride Park from south, within 5-minute-walk distance to waterfront, 7-minute-drive to Downtown, 5-minute-drive to UBC. The neighbourhood has a young, active population, well known for its endless beaches, spectacular mountain views and convenient proximity to shopping and restaurants along the popular West Fourth Avenue retail corridor, is considered by many to be one of the best neighbourhoods in Vancouver. Living here, you'll have immediate access to the city's main business district, without the noise and congestion of a downtown core.

**12-Unit Strata Building in Prime Kitsilano Location**  
**3495 W 4th Avenue, Vancouver, BC**



## Building

Four storey wood Frame walk-up strata apartment building, built circa in year of 1978, 12 units, with average living area of 734 sf per unit. All units are 2-Bedroom suites.

## Parking

13 secured underground parking stalls with lane way access.

## Asking Price

**\$9,200,000**

**Yang Yang 杨阳**

Personal Real Estate Corporation

604.418.8246

 [Yang.Yang@macdonaldcommercial.com](mailto:Yang.Yang@macdonaldcommercial.com)

**Tina Kwok**

Macdonald Realty Ltd.

604.722.6001

 [tinakwok@outlook.com](mailto:tinakwok@outlook.com)

### Key Points of Interest

#### Attractions -

- 1 Bard on the Beach
- 2 Museum of Vancouver
- 3 Maritime Museum

#### Socia/Lifestyle -

- 4 Jericho Tennis Club
- 5 Royal Vancouver Yacht Club

#### Notable Stores

- 6 IGA
- 7 La Quercia Italian Restaurant
- 8 Lululemon Store

#### Private School

- 9 West Point Grey Academy



## Amenities Nearby

This spot is home to some of Vancouver's best family-friendly attractions including the Museum of Vancouver, and the Maritime Museum, as well as being the venue for the Bard on the Beach Shakespeare festival from June to September each year.

Continue along the waterfront and you will hit Kitsilano Beach, which is a hotspot during summer, complete with volleyball tournaments, lots of the beautiful people on parade, picnicking families, and the mammoth Kitsilano Pool – an outdoor saltwater public pool right by the beach. You will also enjoy the nearby membership only sports and social clubs, Royal Vancouver Yacht Club and Jericho Tennis Club.

The neighbourhoods also host a number of community festivals over the course of the summer including Greek Days on West Broadway, and the Khatsilano Festival centred around West 4th Avenue.

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.

True to its hippy roots, you will also find plenty of healthy, organic and farm-to-table restaurants and grocery store. IGA is half block away. There are lots of casual, neighbourhood bars, and restaurants, many of which do a great job with seafood, along with wines and cocktails to match. The well-known La Quercia Italian restaurant is two blocks away.

Lifestyle shopping is where Kitsilano excels. Visit lululemon's store on West 4th Avenue to browse the company's range of high-end yoga and active-wear. Along the same stretch, you'll find a number of outdoor apparel companies, fashion boutiques, cafes, beauty and skincare stores, and spas.

If you are looking for the best academy for your children in the neighbourhoods, one of the best private school just located on the west 8th avenue. With the integration of the vivid and modern urban life along a scenic natural beauty, Kitsilano is the epiphany of how great the urban living.

**Yang Yang 杨阳**

Personal Real Estate Corporation

604.418.8246

 [Yang.Yang@macdonaldcommercial.com](mailto:Yang.Yang@macdonaldcommercial.com)

**Tina Kwok**

Macdonald Realty Ltd.

604.722.6001

 [tinakwok@outlook.com](mailto:tinakwok@outlook.com)