

Mixed-Use Commercial Investment Opportunity

FOR SALE

THE GOW BLOCK LOCATED AT 3589 COMMERCIAL STREET,
VANCOUVER, BC

Exceptional opportunity to acquire a beautifully maintained mixed-use investment property nestled in the heart of the vibrant Cedar Cottage neighborhood along Commercial Street



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**AVISON
YOUNG**

FOR SALE

3589 Commercial Street
Vancouver, BC



Opportunity

Avison Young is proud to present the opportunity to acquire 3589 Commercial Street, Vancouver. The property is improved with a two-storey commercial mixed-use building with prime retail space on the ground level and four (4) residential suites above. The property falls in the heart of the bustling Commercial Drive neighborhood, known for its vibrant mix of residential, retail, and commercial spaces. The property benefits from strong foot traffic, with easy access to major transportation routes and proximity to public transit, ensuring excellent visibility and accessibility.

Cedar Cottage is a vibrant and evolving neighborhood in Vancouver, offering a blend of residential charm and local amenities, including independent cafés, restaurants, and boutique shops. Well-connected to surrounding communities and public transit, Cedar Cottage attracts both residents and visitors seeking a welcoming and accessible environment. With ongoing development and increased demand in the area, this property presents an exceptional investment opportunity for investors and owner-users looking to capitalize on strong rental rates and long-term growth in this highly desirable, up-and-coming neighborhood.



Property details

PROPERTY ADDRESS

3589 Commercial Street, Vancouver, BC

PID

028-121-856

LEGAL DESCRIPTION

Lot 2 Plan BCP43287 District Lot 751 NWD Group 1

SITE DIMENSIONS

Frontage: 66 feet
Depth: 63 feet

LOT SIZE

4,158 sf

TOTAL BUILDING AREA

~5,700 sf

ZONING

MC-1 Industrial

YEAR BUILT

1910

FINANCING

Treat as clear title

SALE STRUCTURE

Asset sale

ASSESSED VALUE (2024)

\$3,819,600

STABILIZED NET OPERATING INCOME (2025)

\$201,217

PRICING GUIDANCE

\$4,200,000

Property highlights



Excellent location in the heart of Cedar Cottage with proximity to amenities and transit nodes



The Property features a meticulously renovated commercial building, with frontage along Commercial Street



Fully leased investment property with income upside potential



Beautifully restored heritage building meticulously maintained



Location overview

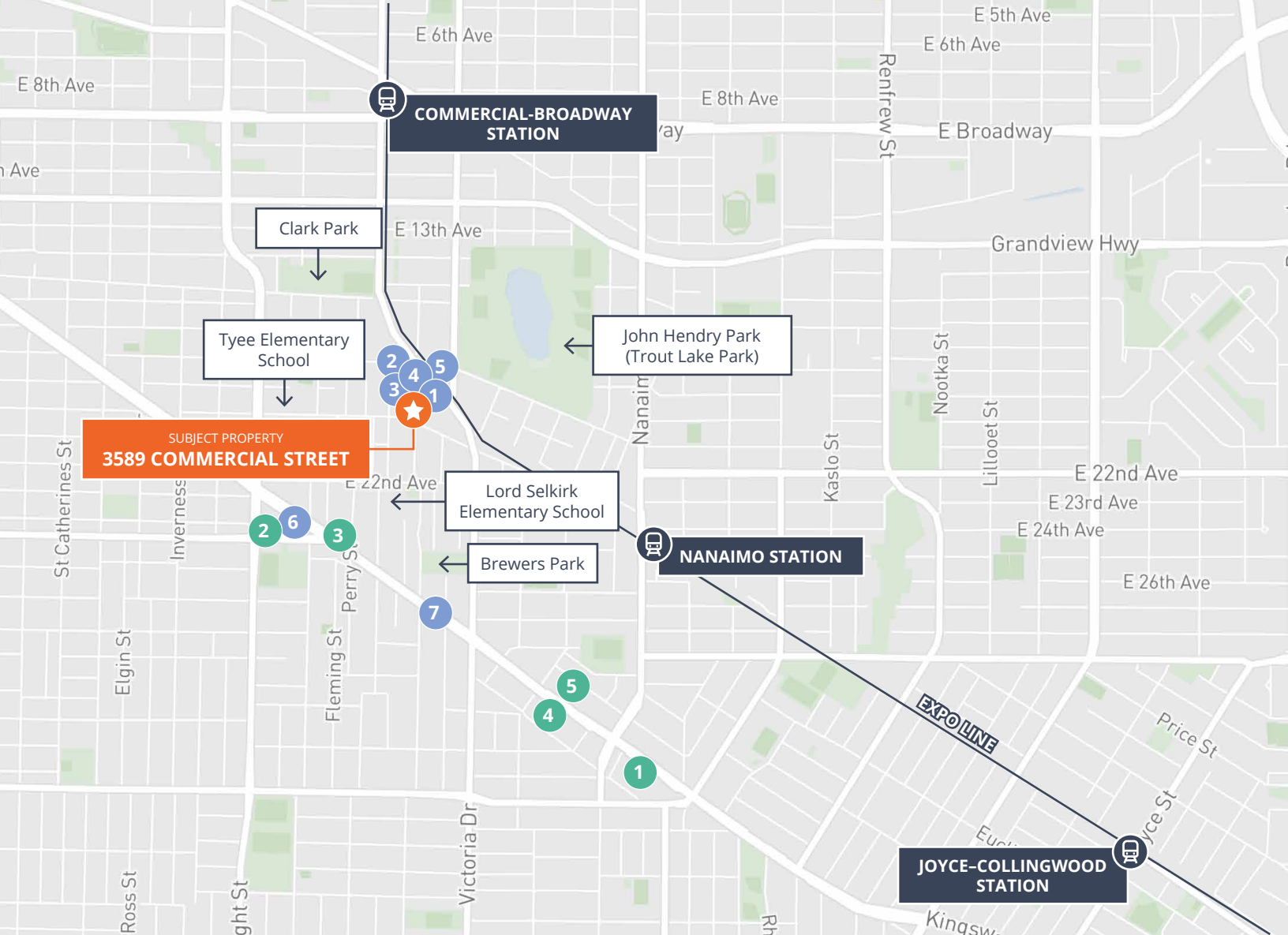
The property is located in the thriving Cedar Cottage neighborhood of Vancouver, a charming and vibrant area that blends residential tranquillity with local amenities. Cedar Cottage is a highly sought-after, family-friendly community known for its tree-lined streets, parks, and proximity to both transit and major thoroughfares. The property is along Commercial Street and offers excellent visibility and access to this dynamic area, which is home to a mix of independent businesses, cafés, and restaurants.

The Cedar Cottage neighborhood benefits from a strong sense of community and is increasingly becoming one of Vancouver's most desirable locations for both residents

and investors. It is centrally located, with easy access to major roadways and public transit, including several bus routes and the nearby SkyTrain station at Commercial-Broadway Station. This provides seamless connections to downtown Vancouver, surrounding neighborhoods, and key areas such as the Vancouver International Airport.

The property is also within close proximity to parks, including the lush Trout Lake, which adds to the area's appeal as a residential and recreational hub. With a growing number of local amenities, excellent schools, and vibrant green spaces, Cedar Cottage is a highly attractive area for both businesses and families.





Nearby amenities

RESTAURANTS AND CAFÉS

1. Collective Goods
2. Kokomo
3. Commercial Street Cafe
4. Flourist Bakery
5. Chance Cafe
6. White Spot Kingsway
7. Subway

SHOPPING

1. Shoppers Drug Mart
2. Save-On-Foods
3. Famous Foods
4. T&T Supermarket
5. Dollarama

92 WALKSCORE
WALKER'S PARADISE

76 TRANSIT SCORE
EXCELLENT TRANSIT

91 BIKE SCORE
BIKER'S PARADISE

Contact for more information

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