



For Sale | 1751 West 3rd Avenue, Vancouver

Freestanding Commercial Building in Vancouver's Armoury District

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Opportunity



To acquire a freestanding building, located in the high demand Armoury District of Vancouver.

Building Details

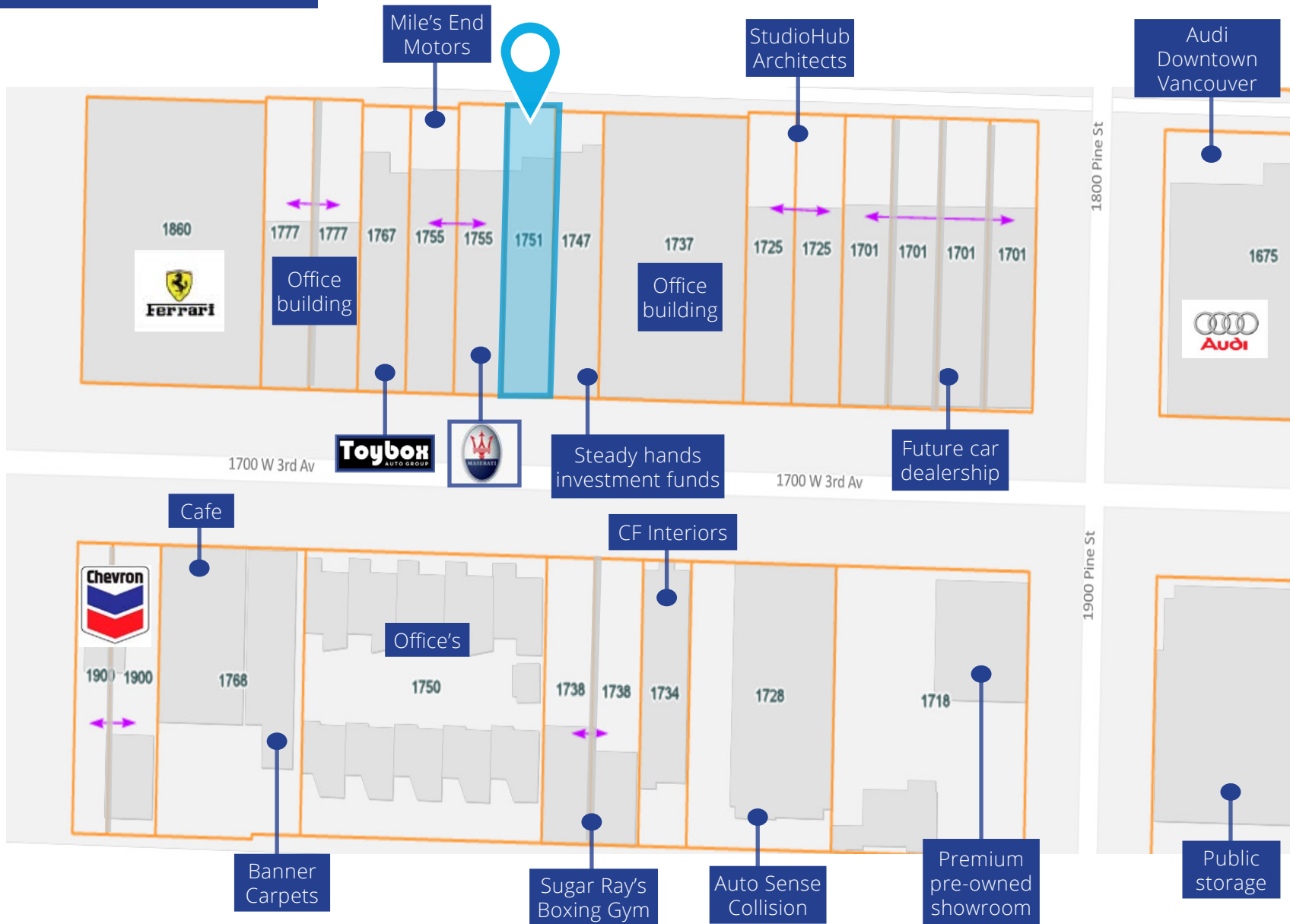
Municipal Address	1751 West 3rd Avenue, Vancouver
Legal Description	LOT 31 BLOCK 228 DISTRICT LOT 526 PLAN 590
Building Size	2,400 SF +/-
Lot Size	2,996 SF +/-
Tenancy	N/A Owner/User
Zoning	IC-2 Allows for a range of uses including: manufacturing, office, retail, service, storage, and wholesale
Existing Improvements	Single storey freestanding building previously used as a commissary
Parking	3 surface stalls
Loading	Rear double door loading
Property Taxes (2023)	\$25,300.80
Price	\$4.38 Million

Location

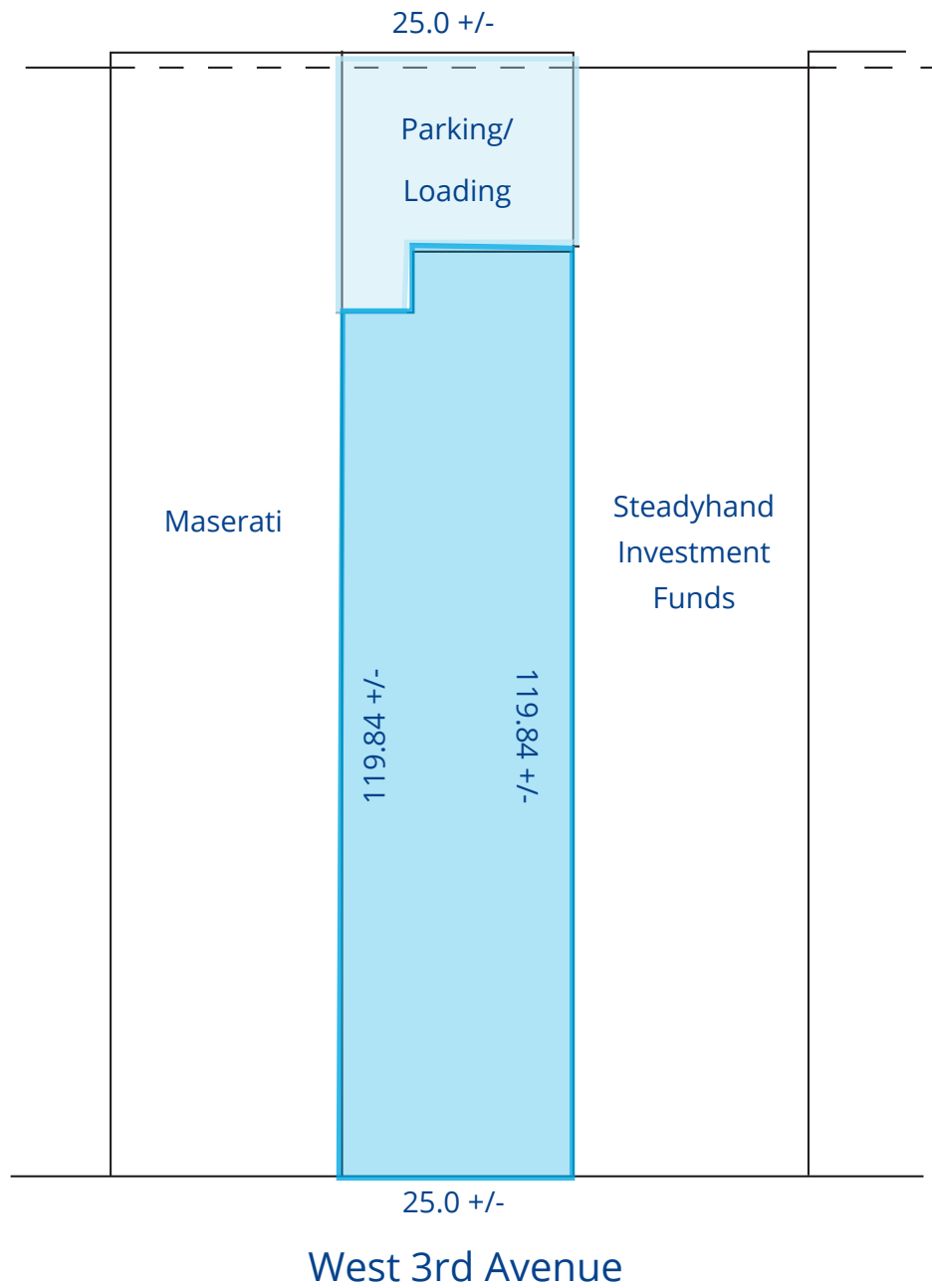
The property is located midblock on West 3rd Avenue between Burrard and Pine Streets in the Armoury District of Vancouver. Just west of Granville Island and north of popular High Street Kitsilano Shopping District, the Armoury District is characterized by high end car dealerships, design offices, retail shops and cafes. Just north of the building, is the Senakw development project that is 10.5 acres of land with plans for 400,000 SF of new building area, and 6,000 + new rental homes.



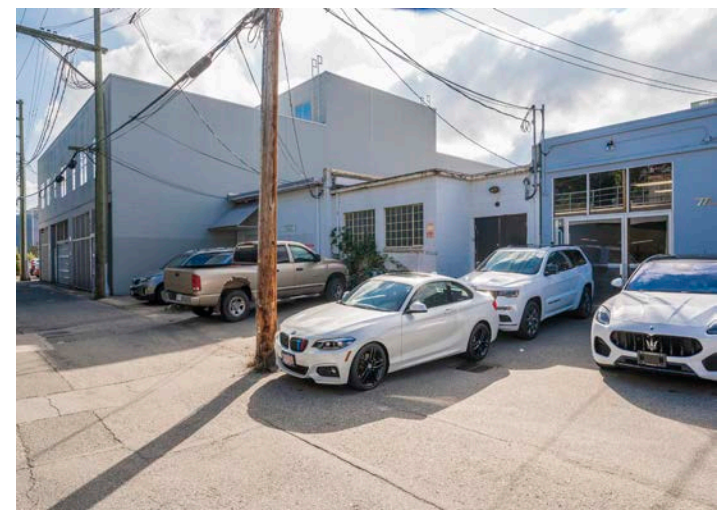
Block Plan



Floor Plan



Exterior Images



Neighbourhood

Demographics | Kitsilano, BC | 2022 Estimate



Population

230,098



Households

126,148



Avg.
Household Income

\$130,879



Bike
Score

100



Walk
Score

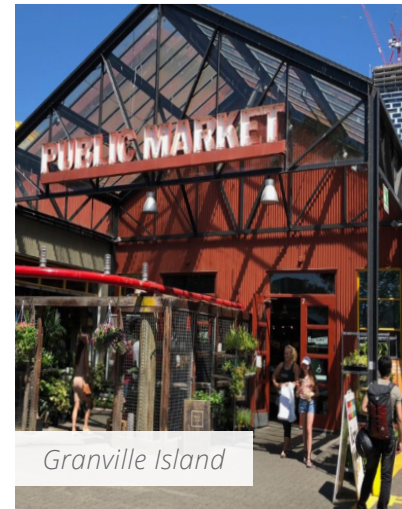
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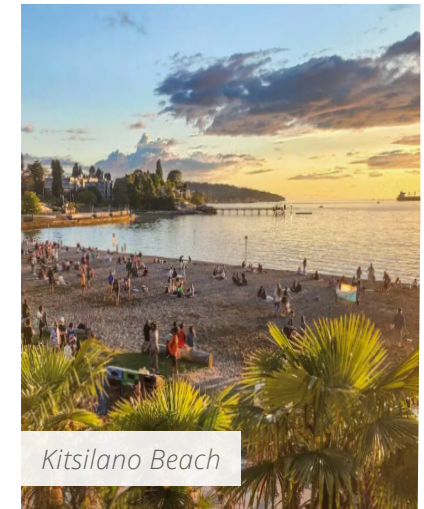
Transit
Score

76

**The following demographics were taken from the subject property within a 3km radius and obtained by HYDRA, a centralized data platform.*



Granville Island



Kitsilano Beach



Kitsilano



4th Avenue



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