

FOR SALE

2722 West 4th Avenue

Vancouver BC V6K 1R1

LAND + BUILDING + BUSINESS



GORDON V SING

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Real estate for the planet
TM



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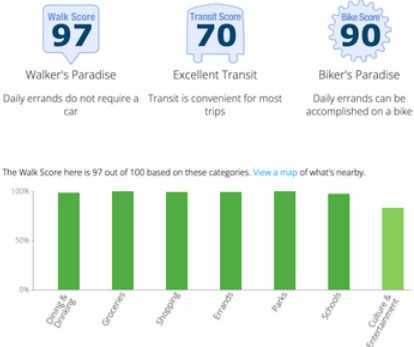
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2722 West 4th Ave, Vancouver BC V6K 1R1

The Location

2722 4TH AV W Vancouver, V6K 1R1



This subject property is located in Kitsilano, near the intersection of West 4th Avenue and Macdonald; and a focus area of multiple NEW multi-residential/ commercial development(s).

Walking distance to Vancouver's coveted "Golden Mile," a traffic calmed residential street with a noted pedestrian pathway that runs by some of Vancouver's most expensive waterfront residential properties.



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The Opportunity

LAND, BUILDING, BUSINESS for sale. LAND is flat and C-2 zoned with holding value for future development; BUILDING is 2-level wood frame building, approx. 3000 SF. BUSINESS is a restaurant with liquor licence (1500 SF on main floor; + 200 SF office upstairs); 65 seat restaurant with 20 seat heated and covered patio; and additionally (1) separate 2 bedroom residential unit upstairs. BUSINESS is the oldest operating vegetarian restaurant in Vancouver. Do NOT disturb staff; or the operating business; employee(s) are unaware that the property/ business is for sale. MLS C8076400

Salient Facts

LEGAL Lot 2 of Lot 2, Block E District Lot 183 Plan 14985
PID 007-698-364
Property Tax \$22,569.60 (2025)

BC Assessment (2025)
Land \$2,471,000
Improvement 11,200
Total \$2,482,200

LAND

Lot Dimensions 50' X 113' (5650 SF);
Zoning C-2;
Environmental Reports None;
Parking Lane access; surface parking 4-5 approx.

BUILDING

Year Built 1920;
SF (to be confirmed) 3,000 SF (approx.);
Construction Wood frame;
Storeys 2;
Electrical 200 AMP and 100 AMP service (to be confirmed);

BUSINESS, Restaurant

Size: 1500 SF approx on main level;
Additional: 200 SF (approx.) upstairs office;
Seating capacity: 65 seats;
Patio capacity: 20 seats; heated and covered;
Liquor licence: Yes, beer and wine;
Additional storage (outdoor): Separate walk-in cooler; storage container (dry goods);

Other:
(1) residential unit upstairs: 2 bdrm; 1300 SF approx. tenancy is month to month;

Business financials: Upon request with Non-disclosure Agreement confirmation;

PRICE Please contact listing agents.

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 sale or lease, change in price and terms and withdrawal without notice. Macdonald Realty Ltd., Gordon V Sing Personal Real Estate Corporation, Fred Choy, RE/MAX Real Estate Services.

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