



FOR SALE | #220 & #226 - 228 E 4th Ave, Vancouver, BC

GROUND FLOOR LIVE/WORK UNIT

Opportunity to acquire a rarely available ground floor commercial live/work unit in Mount Pleasant with the flexibility to operate your business and reside in the same property.

Conor Finucane*

Senior Advisor

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Salient Details

Civic Address

#220 & #226 - 228 East 4th Ave
Vancouver, BC V5T 1G5

Legal Description

Strata Lot 3 & 4, Plan LMS2337,
District Lot 200A, New Westminster
Land District, Together With An
Interest In The Common Property In
Proportion To The Unit Entitlement Of
The Strata Lot As Shown On Form 1
PID: 023-373-342 & 023-373-334

Size

SL 3 (Unit 220)	626 SF
SL 4 (Unit 226)	626 SF
Total	1,252 SF

Property Taxes (2021)

SL 3 (Unit 220)	\$1,567.33
SL 4 (Unit 226)	\$1,567.33
Total	\$3,134.66

Strata Fees

SL 3 (Unit 220)	\$316.71
SL 4 (Unit 226)	\$316.71
Total	\$633.42

Year Built

1996

Price

\$1,699,000



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Overview

The subject property is located on the south side of 4th Avenue half a block east of Main Street in the fast-developing area of Mount Pleasant in Vancouver. This is a rarely available, commercial ground floor Live/Work unit which was purchased directly from the developer. The property is comprised of 2 of the 4 ground floor strata lots, which has been combined into one unit. This provides an opportunity to separate the 2 units and sell one or both strata lots separately. The property is currently owner/occupied and would be provided with vacant possession.

Zoning

IC-3 – the intent of this zoning is to permit a mix of light industrial, live arts and theatre, residential and other compatible uses. There is a wide range of acceptable uses including fitness, bakery, furniture or fixtures manufacturing, jewellery manufacturing, printing/publishing, retail of hand crafted products, production or rehearsal studio and much more.

Features



High lofted ceilings



Ample storage space in units



Two (2) covered parking stalls



Income generating storage lockers



2 bathrooms, 2 showers, 1 bathtub



Heated floor in main bathroom



In-suite laundry



Polished concrete floors

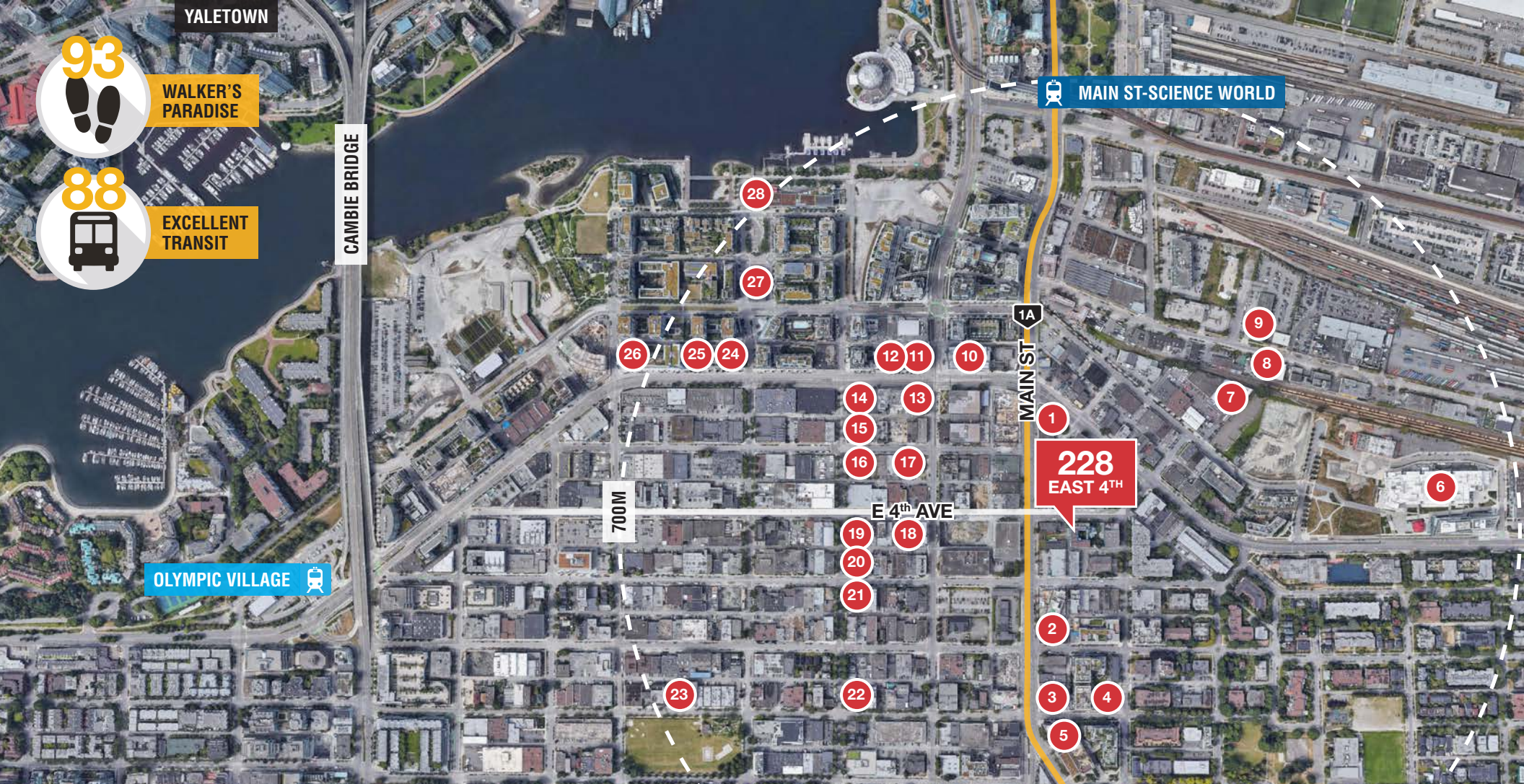


Shared roof-top deck



2 separate streetfront entrances





1. The Narrow Lounge
2. Cartems Donuts
3. Como Taperia
4. Main Street Brewing Co
5. Vancouver Public Library
6. Emily Carr University
7. Red Truck Beer Company

8. Mr. Taco
9. BETA5 Chocolates
10. MEC Vancouver
11. Starbucks
12. BREWHALL
13. Earnest Ice Cream
14. Manna Sushi

15. Faculty Brewing Co
16. Body Energy Club
17. Fife Bakery
18. R&B Ale & Pizza House
19. Electric Bicycle Brewing
20. Purebread
21. Tacofino Ocho

22. La Fabrique St-George Winery
23. Macdonald's Renal Pharmacy
24. BMO Bank of Montreal
25. The Flying Pig
26. Nook
27. CRAFT Beer Market & Urban Fare
28. Tap & Barrel

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