



# FOR SALE

*Prime Kerrisdale Commercial Building*

2134 West 41st Avenue, Vancouver, BC

Marcus & Millichap

## Opportunity Overview

A rare opportunity to purchase a commercial building located in Vancouver's coveted Kerrisdale neighbourhood. 2134 West 41st Avenue (the "Subject Property") consists of one legal lot totaling 3,353.75 SF and is improved with a freestanding commercial building comprised of approximately 2,648 SF of leasable area. Just steps away from West Boulevard, a major thoroughfare in Vancouver's Westside, the Subject Property is centrally located in Kerrisdale Village and benefits from prominent exposure to pedestrian and vehicular traffic. Kerrisdale Village is the neighbourhood's shopping and dining district that extends along West 41st Avenue from Maple to Larch Streets.



## Salient Details

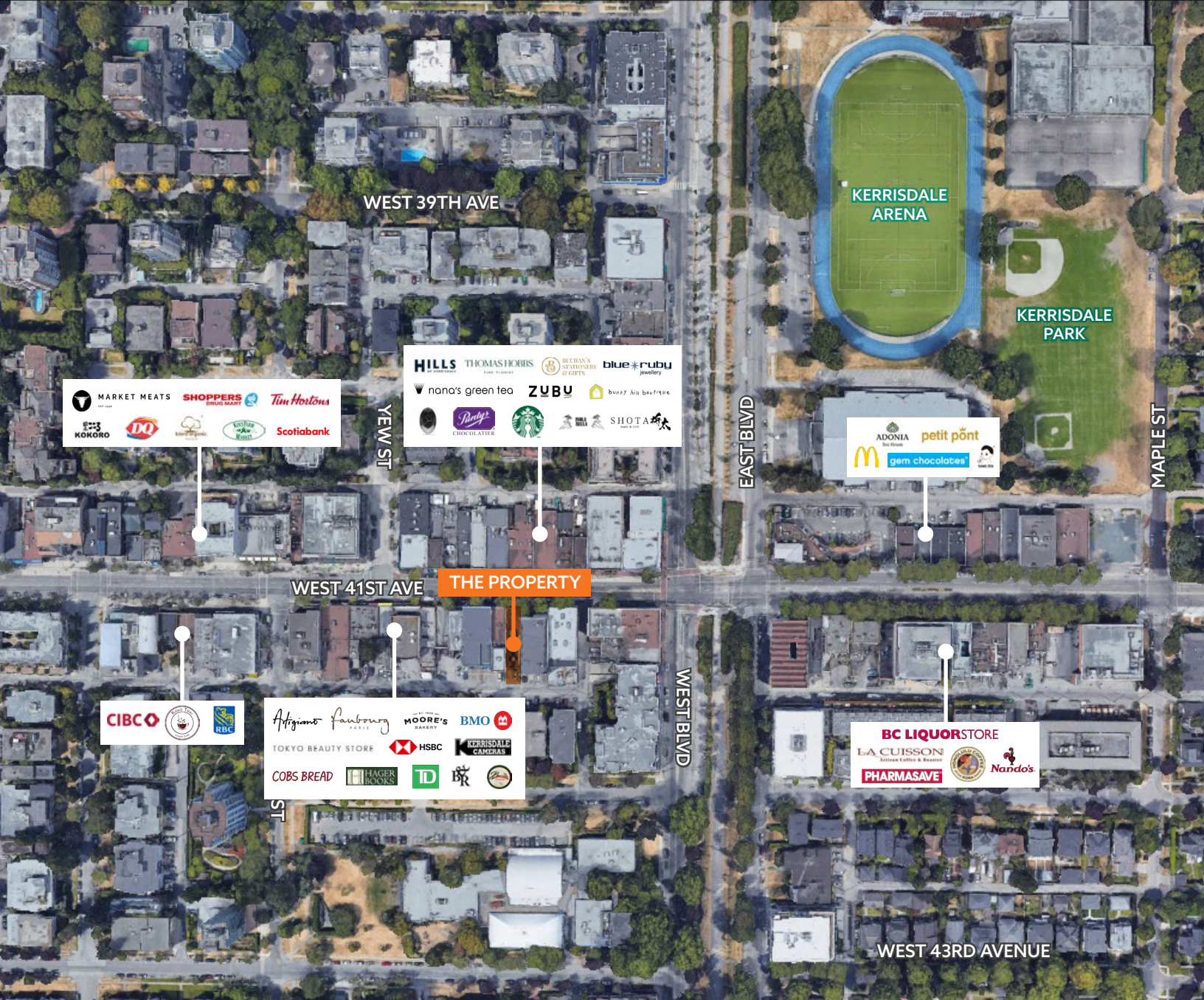
<b>Civic Address:</b>	2134 West 41st Avenue Vancouver, BC
<b>PID:</b>	012-768-391
<b>Legal Description:</b>	LOT 15 OF LOT 9 BLOCK 16 DISTRICT LOT 526 PLAN 3551
<b>Assessed Value (2025):</b>	Land: \$1,632,000 Improvement: \$2,466,000 Total: \$4,098,000
<b>Property Taxes (2025):</b>	\$48,787.70
<b>Land Area:</b>	3,353.75 SF (25' x 134.15')
<b>Building Area:</b>	2,648 SF
<b>Zoning:</b>	C-2 Commercial
<b>Tenant:</b>	Tokyo Beauty
<b>NOI:</b>	Available upon a signed CA
<b>Asking Price:</b>	\$4,888,000

All information is approximate and subject to confirmation.

## Location Overview

Kerrisdale has long been one of Vancouver's most sought-after neighbourhoods in which to live, work and play. The quaint, tree-lined community's rich history dates back to 1905. Noted as an upscale area of Vancouver's Westside, Kerrisdale is home to an Ivy League cache. Some of Vancouver's highest-rated public and private schools are located here, including Magee Secondary School, Point Grey Secondary School, St. George's School, York House School, Vancouver College and Little Flower Academy.

Kerrisdale's main commercial area along West 41st Avenue is known as "Kerrisdale Village". Kerrisdale Village is a thriving business community comprised of numerous fashion boutiques, restaurants, cafes, specialty retailers, and services. This area is a destination shopping and dining district for the residents of Kerrisdale, as well as the surrounding neighbourhoods, and is only 20 minutes from downtown Vancouver.



## Contact Information

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