

FOR SALE

1706 WEST 4TH AVENUE

Vancouver, BC



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1706 WEST 4TH AVENUE

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OPPORTUNITY

This offering provides the opportunity to acquire a corner automotive-related property, ideal for an owner-user, investor, or developer. The property has potential for assembly with neighboring parcels to the west, offering possibilities for future redevelopment.

LOCATION

Located on the south side of West 4th Avenue between Burrard and Pine Streets, this property sits in Vancouver's vibrant retail corridor, just steps from popular destinations such as Tacofino, Fable Kitchen, Ramen Danbo, and Granville Island Public Market. With excellent visibility, accessibility, and surrounding amenities, the site is ideally suited for an owner-user automotive business or an investor seeking a strong commercial property in a high-demand area.

ZONING

The current City of Vancouver zoning of the property is C-2B Commercial. This zoning allows for redevelopment based upon a 3.5 floor area ratio (FAR) and up to a six-storey building. The residential component would allow for market condominiums. There are density bonuses allowed if a portion of the residential component was built for secured rental housing.

This property also lies within a Transit Oriented Area (TOA) under Bill 47, implemented by the BC Government in late 2023. According to TOA legislation the property could allow up to a minimum density of a 3 FAR and a height of 8 stories.

PROPERTY SUMMARY

PROPERTY ADDRESS

1706 W 4th Avenue, Vancouver, BC

LEGAL DESCRIPTION

Lot 19, Block 248 DL 526 NWD, Plan VAP590

PID

015-243-532, 015-243-541

PROPERTY SIZE

50 x 105 ft / 5,250 SF

YEAR BUILT

1928

PROPERTY TAX (2025)

\$48,674.50

CURRENT ASSESSMENTS (2025)

Land:	\$4,134,000
Improvements:	\$2,800
Total:	\$4,136,800

2024 Land Assessment \$4,341,000

ASKING PRICE

\$5,300,000

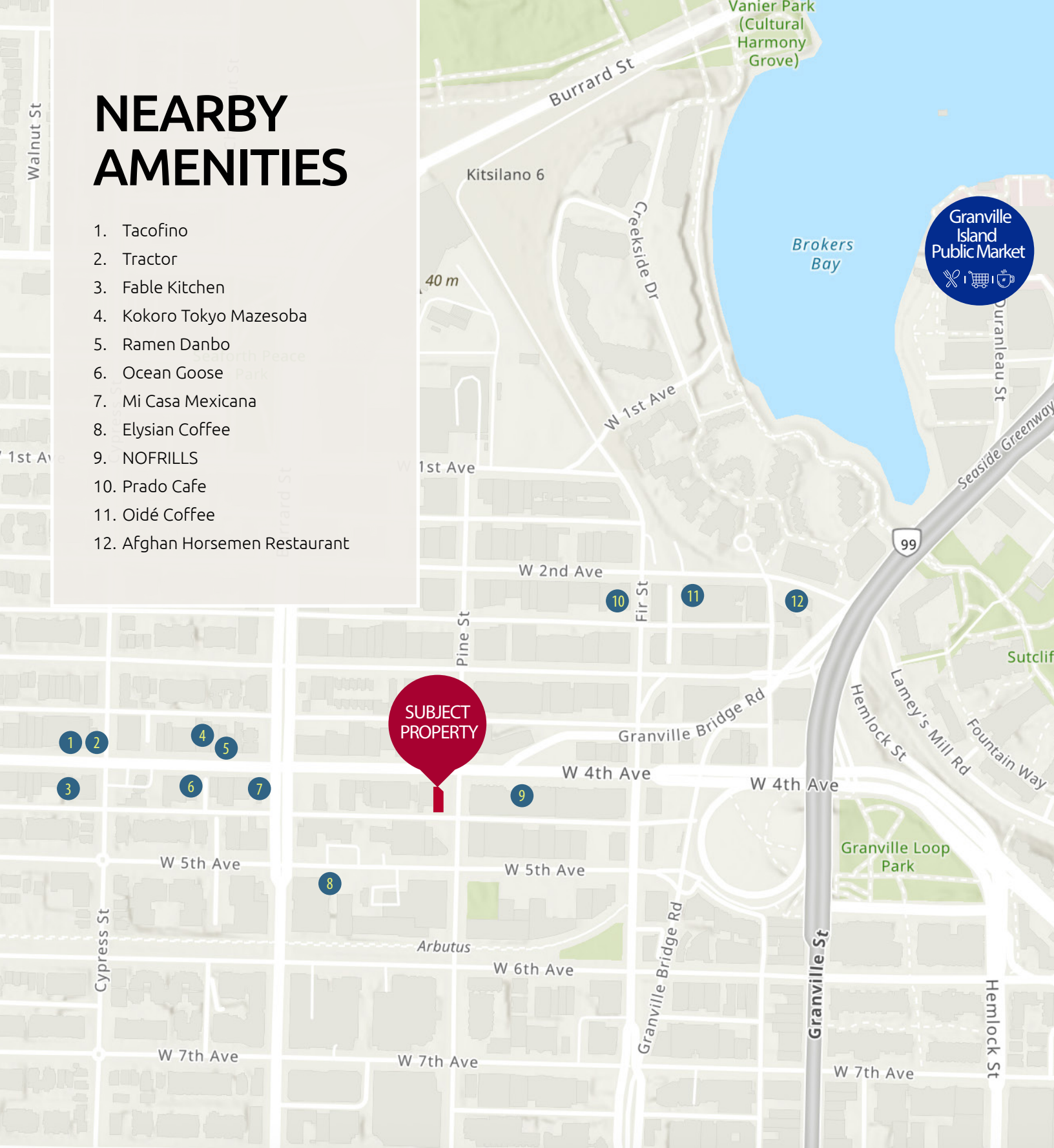


PROPERTY FEATURES

- » Single-story, wood-frame building
- » Four active service bays
- » Additional storage bay convertible into a fifth service bay
- » Excellent exposure with strong visibility
- » Suitable for a range of automotive-related businesses
- » Strong operational and investment potential

NEARBY AMENITIES

1. Tacofino
2. Tractor
3. Fable Kitchen
4. Kokoro Tokyo Mazesoba
5. Ramen Danbo
6. Ocean Goose
7. Mi Casa Mexicana
8. Elysian Coffee
9. NOFRILLS
10. Prado Cafe
11. Oid  Coffee
12. Afghan Horsemen Restaurant



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