



FOR SALE

508-538 DAVIE STREET

Vancouver, BC

Prime Investment Opportunity

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Macdonald
COMMERCIAL

— member of —

CORFAC
INTERNATIONAL

508-538 DAVIE STREET

Vancouver, BC

Macdonald Commercial is pleased to present the prime investment opportunity to acquire five side-by-side commercial strata units totalling 3,489 sf of retail space. Ideal holding income for long-term appreciation.

LOCATION

A coveted location on the southwest corner of Richards Street & Davie Street, nestled between Yaletown and downtown Vancouver. A walker's paradise with a wide variety of local and national shops, cafes and restaurants in the area, across from Choices Market and facing Emery Barnes Park. Access to world-class public transportation, including a bus stop out front, a three-minute walk to the Canada Line SkyTrain, and eight minutes to Aquabus Ferries. Proximity to major routes to downtown, the Granville Street and Burrard Street bridges.



SALIENT DETAILS

CIVIC ADDRESSES

508-538 Davie Street, Vancouver, BC

LEGAL DESCRIPTION

STRATA LOTS 1-5, PLAN BCS522, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, UNDIV 42/323 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PID

025-743-805, 025-743-791, 025-743-783, 025-743-775, 025-743-767

LEASABLE AREA*

3,489 sf

ZONING

DD Comprehensive Development

PROPERTY TAXES (2024)

\$69,012.75

PARKING

Additional monthly income from five secure underground parking stalls (one per lot)

FEATURES

- » Excellent frontage and visibility along Davie St. and Richards St.
- » Ample light with oversized windows
- » High 12' to 14' ceilings
- » Air-conditioning
- » Patio space at the front and side of building
- » Restaurant venting in two units

PRICE

Contact Listing Agent

SHOWINGS

Please do not disturb the tenants. Showing by private appointment only

**Tenant is responsible for verifying permissible uses as per the zoning*

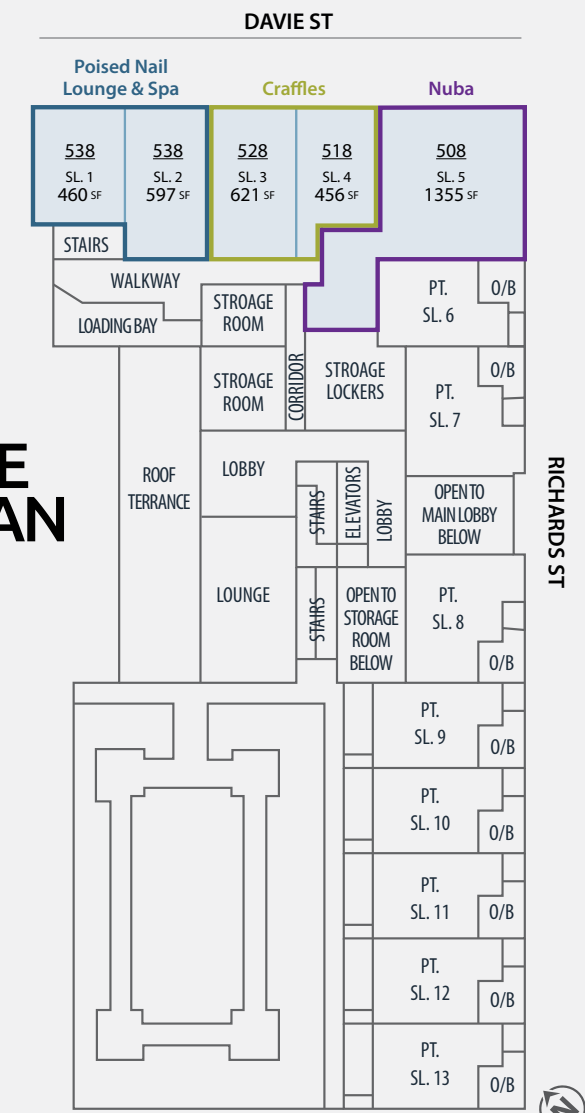


TAX REPORT INFORMATION

Updated July 22, 2024

Unit	Gross Taxes	Assessment	
508 Davie Lot 5	\$24,711.90	Land 2,036,000 Imp. 299,000	\$2,335,000
518 Davie Lot 4	9,906.05	Land 828,000 Imp. 104,000	
528 Davie Lot 3	12,361.30	Land 1,036,000 Imp. 137,000	\$1,163,000
538 Davie Lot 2	12,435.70	Land 1,043,000 Imp. 137,000	\$1,170,000
538 Davie Lot 1	9,597.80	Land 813,000 Imp. 100,000	\$913,000
TOTAL	\$69,012.75		\$6,513,000

SITE PLAN



NEARBY AMENITIES

CAFÉ/RESTAURANTS

- | | | |
|-----------------------------------|---------------------------------|---------------------------------|
| 1. Breka Bakery & Café | 10. Grand Chinese Restaurant | 20. Tacofino Yaletown |
| 2. Firecrust Neapolitan Pizzeria | 11. Zab Zaab Thai Cuisine | 21. El Guapo Mexican Restaurant |
| 3. Basil Pasta Bar | 12. Capo & The Spritz | 22. Moltaqa Moroccan Restaurant |
| 4. Happy Noodle House | 13. Ki Isu Japanese Restaurant | 23. Blue Water Cafe |
| 5. Yamato Sushi | 14. Salsa & Agave Mexican Grill | 24. Elisa |
| 6. Craffles | 15. The Flying Pig Yaletown | 25. Brix and Mortar |
| 7. Nuba | 16. Sushi Maro | 26. Hapa Izakaya |
| 8. Nero Belgian Waffle Bar | 17. Minami | 27. Cactus Club Cafe |
| 9. Tasty Indian Bistro Yaletown | 18. Dovetail | |
| | 19. Banter Room | |

LANDMARK

1. BC Place
2. Plaza of Nations
3. Rogers Arena

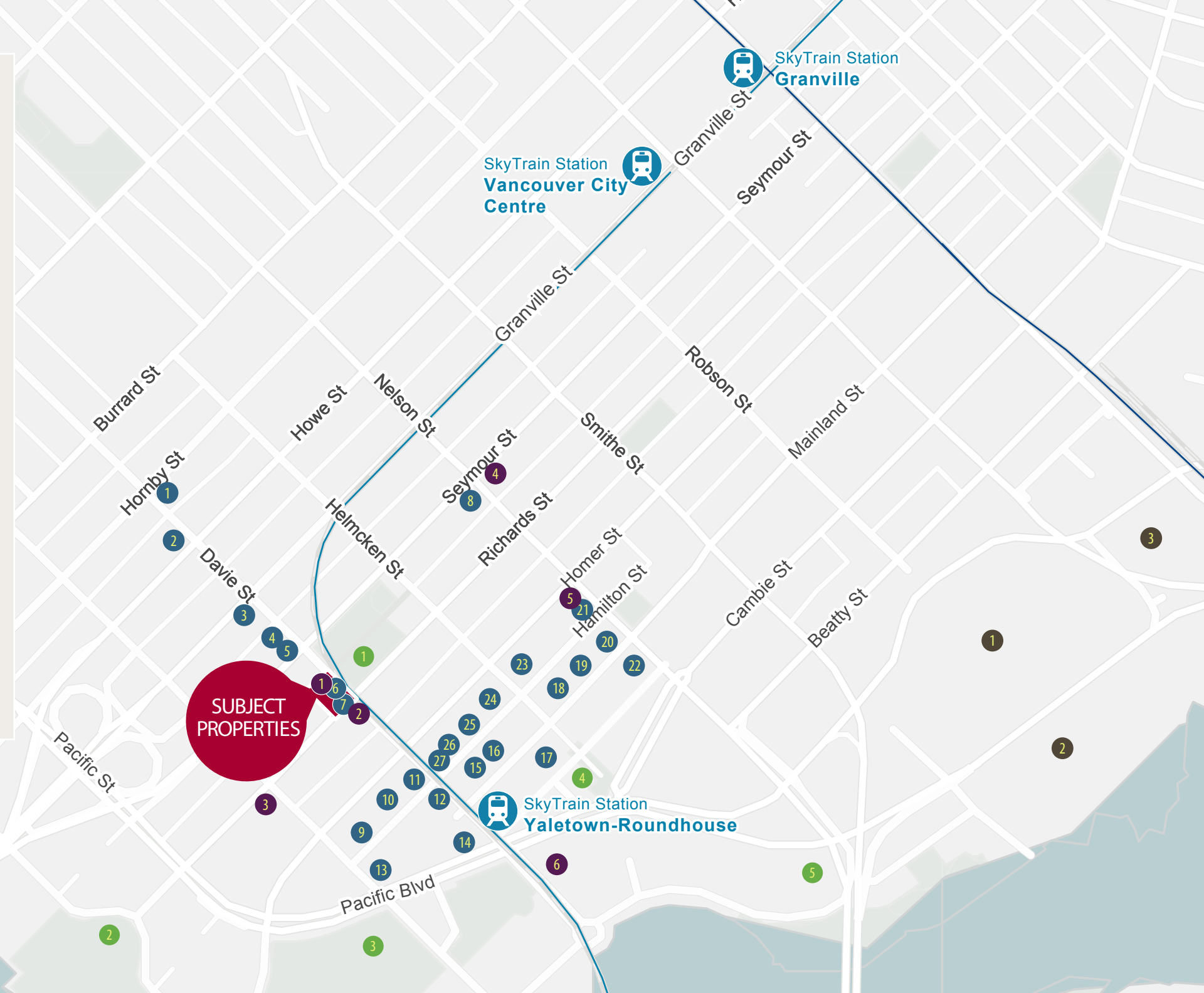
PARKS/RECREATION

1. Emery Barnes Park
2. George Wainborn Park
3. David Lam Park
4. Helmcken Park
5. Coopers' Park

SERVICES

1. Poised Nail Lounge & Spa
2. Choices Markets
3. Farm to Table Market
4. Nesters Market
5. Shoppers Drug Mart
6. Urban Fare

— CANADA LINE — EXPO LINE



Transit Score

100

RIDER'S PARADISE
World-class public transportation

Walk Score

98

WALKER'S PARADISE
Daily errands do not require a car

Bike Score

88

VERY BIKEABLE
Biking is convenient for most trips

Source: [walkscore.com](https://www.walkscore.com)





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Macdonald

COMMERCIAL

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