



FOR SALE

*High Exposure Kingsway Retail Strata Unit*

2681 Kingsway, Vancouver, BC

Marcus & Millichap

## Opportunity Overview

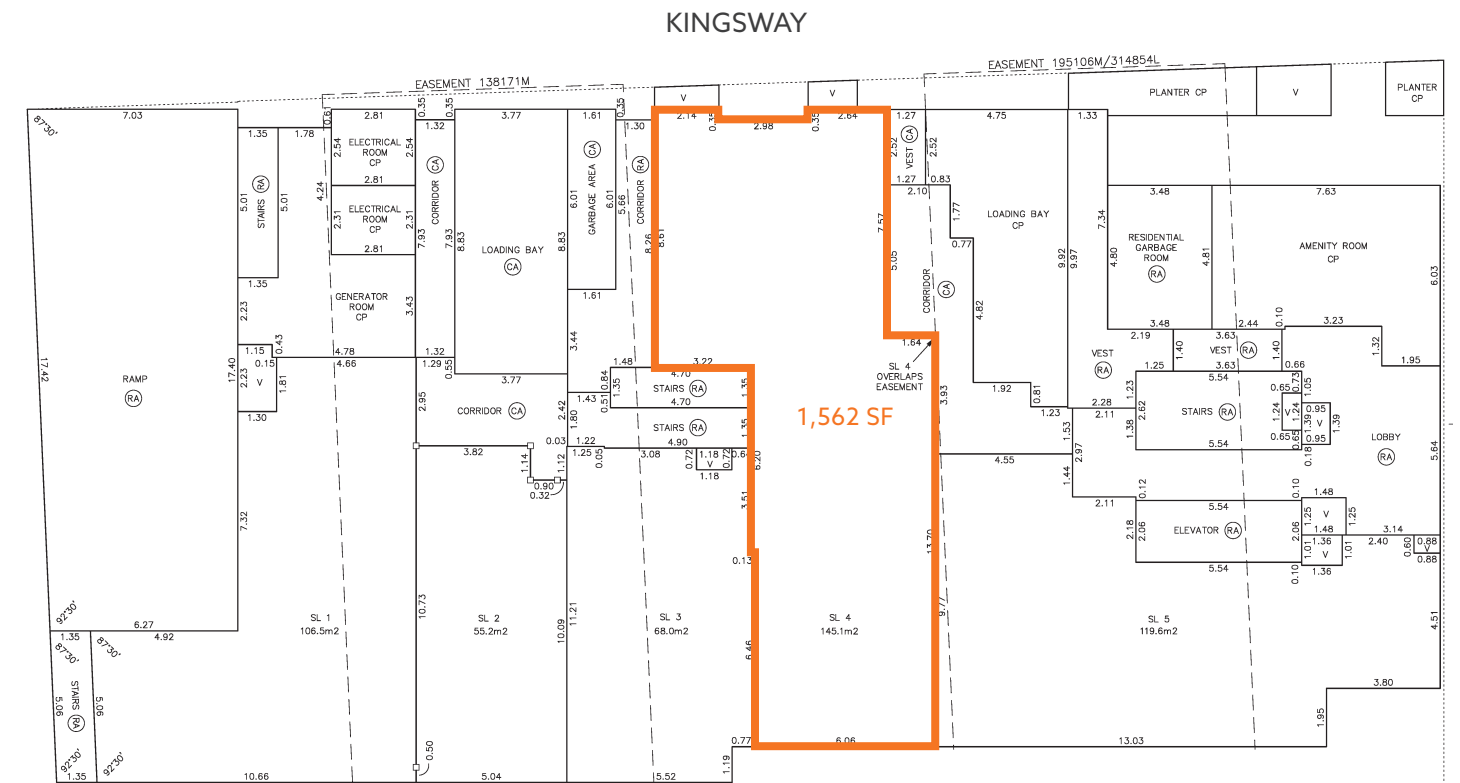
Prime opportunity for an owner/user or an investor to purchase a strata retail unit located on Kingsway in Vancouver's Norquay Village neighbourhood. 2681 Kingsway (the "Property") consists of one legal strata lot totaling approximately 1,562 sq. ft. in area. The Property offers excellent frontage and prominent exposure onto Kingsway, a major thoroughfare in the city providing convenient access to other areas of Vancouver and the neighbouring city of Burnaby. Norquay Village is experiencing substantial growth with several new developments underway in close proximity to the Property.

## Salient Details

<b>Municipal Address:</b>	2681 Kingsway, Vancouver, BC V5R 5H4
<b>PID:</b>	029-430-445
<b>Legal Description:</b>	STRATA LOT 4 DISTRICT LOT 37 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2285 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Area:</b>	1,562 SF
<b>Year Built:</b>	2014
<b>BC Assessment (2023):</b>	Land: \$1,048,000 Improvement: \$335,000 Total: \$1,383,000
<b>Property Taxes (2023):</b>	\$13,574.40
<b>Monthly Strata Fees (2024):</b>	\$829.53
<b>Parking:</b>	Two stalls
<b>Zoning:</b>	CD-1 (529)
<b>Tenancy:</b>	Short-term sale-leaseback opportunity
<b>Asking Price:</b>	\$1,825,000



## Strata Plan



## Property Highlights



Located on Kingsway within Norquay Village, an emerging and growing East Vancouver neighbourhood with community plan objectives that include the strengthening of Kingsway as a diverse and vibrant retail 'high street' and encouraging new development along Kingsway.



Norquay Village is known for its leafy and quiet residential streets, a bustling main corridor, neighbourhood parks, and excellent connectivity to surrounding regions.



The neighbourhood is well-served by major bus routes and the 29th Avenue Skytrain Station is just a 10-minute walk from the Property, providing direct and convenient access to surrounding neighbourhoods.



Short term sale-leaseback opportunity provides immediate cash flow for investors.

For Sale



**DRIVE TIMES**  
City of Burnaby: 4 minutes  
Trans-Canada Highway: 6 minutes  
Downtown Vancouver: 15 minutes

## Contact Information

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