

FOR SALE

commercial real estate

2704 WEST 4TH AVENUE, VANCOUVER, BC



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Royal Pacific Realty Corp.



2704 West 4th Avenue

\$668,000.00 CAD

Exceptional Space in Kitsilano

The property located on the 2700 block of W 4th Ave near MacDonald St intersection in Vancouver, BC is a Class A mixed-use retail and residential building constructed in 1995. It offers a ground-level retail condominium unit designated for commercial use, situated in a dense urban corridor. The C-2 zoning allows for multiple uses, and the location provides easy access via public transit with station stops in walking distance. The site is served by arterial roads connecting to downtown Vancouver and Vancouver International Airport.

An excellent owner-operator space to practice cosmetics, physio, aesthetics, dental services, beauty bar, or any business that requires 2 well-appointed treatment rooms with a sink and cabinets already installed. This unit also has a reception and waiting area and a share bathroom.

KEY INFORMATION

475 Sq. Ft.
Property Type: Retail / Office
1 Parking Space, Ample Street Parking
Built in 1995
Zoning C-2
Treatment Rooms

FEATURES

Prime Location in an established neighbourhood
Easy transit access
24 hour access
Air Conditioning
Natural Light
Improved
Hardwood Floors
Bike Friendly
Wheelchair Accessible

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KITSILANO

West 4th Avenue is the commercial heart of Vancouver's Kitsilano neighbourhood, an area with a long legacy of desirability, excellent lifestyle and a coveted reputation of great restaurants, shopping and businesses alike. This street level unit is easily accessible by transit and is surrounded abundant street parking.

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the location

 2704 West 4th Avenue

 Fresh Street Market

 Shopper's Drug Mart



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