

**FOR SALE**

# 1722 WEST 4TH AVENUE

Vancouver, BC



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# 1722 WEST 4TH AVENUE

Vancouver, BC

## OPPORTUNITY

The offering provides the opportunity to acquire a well-located investment property with development and assembly potential.

## LOCATION

The property is located on the south side of West 4th Avenue, between Burrard Street to the west and Pine Street to the east. The West 4th Avenue retail district is a vibrant area in Vancouver, BC, known for its mix of retail shops, restaurants, and amenities. The subject property, located at 1722 W. 4th Avenue, is situated within this district, offering proximity to various nearby amenities such as Tacofino, Fable Kitchen, Ramen Danbo, and Granville Island Public Market. This area is characterized by its accessibility and diverse offerings, making it a desirable location for both commercial and residential purposes.

## 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.

## IMPROVEMENTS

The current improvements include a retail space in shell condition (gutted) with a three-bedroom unit on the second floor and a two-bedroom unit on the third floor.

## PROPERTY SUMMARY

### PROPERTY ADDRESS

1722 W. 4th Avenue, Vancouver, B.C.

### LEGAL DESCRIPTION

Lot 16, Block 248 DL 526 NWD, Plan VAP590

PID	PROPERTY SIZE
015-569-390	25 x 105 ft / 2,625 SF

### CURRENT ASSESSMENTS (2025)

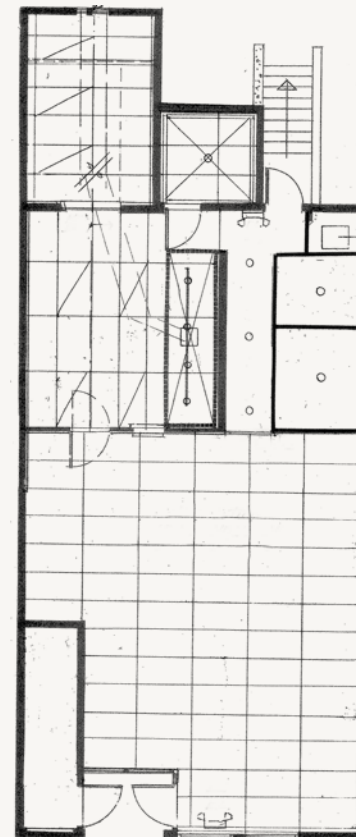
Land:	\$1,968,000
Improvements:	\$397,000
<b>Total:</b>	<b>\$2,365,000</b>

YEAR BUILT	PROPERTY TAX (2025)
1910	\$18,186.81

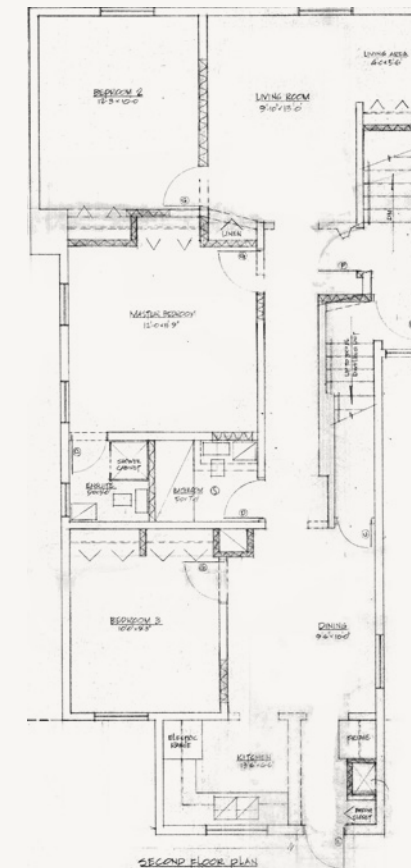
### ASKING PRICE

**\$2,800,000**

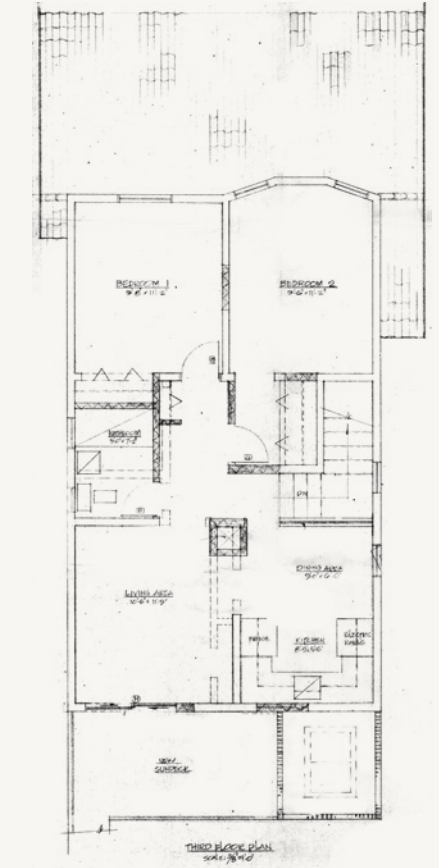
### RESTAURANT FIRST FLOOR



### RESIDENTIAL UNIT SECOND FLOOR

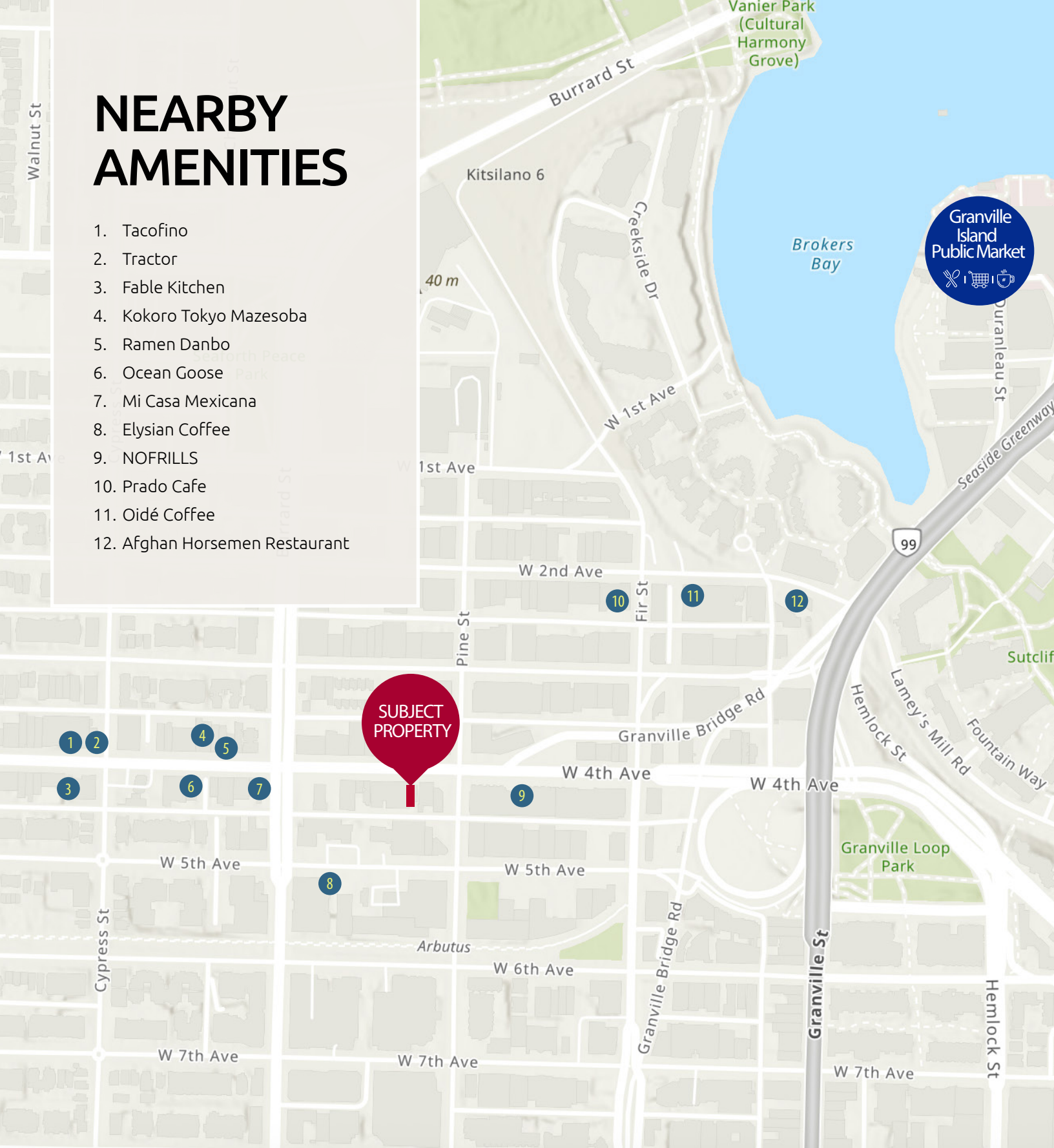


### RESIDENTIAL UNIT THIRD FLOOR



# 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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