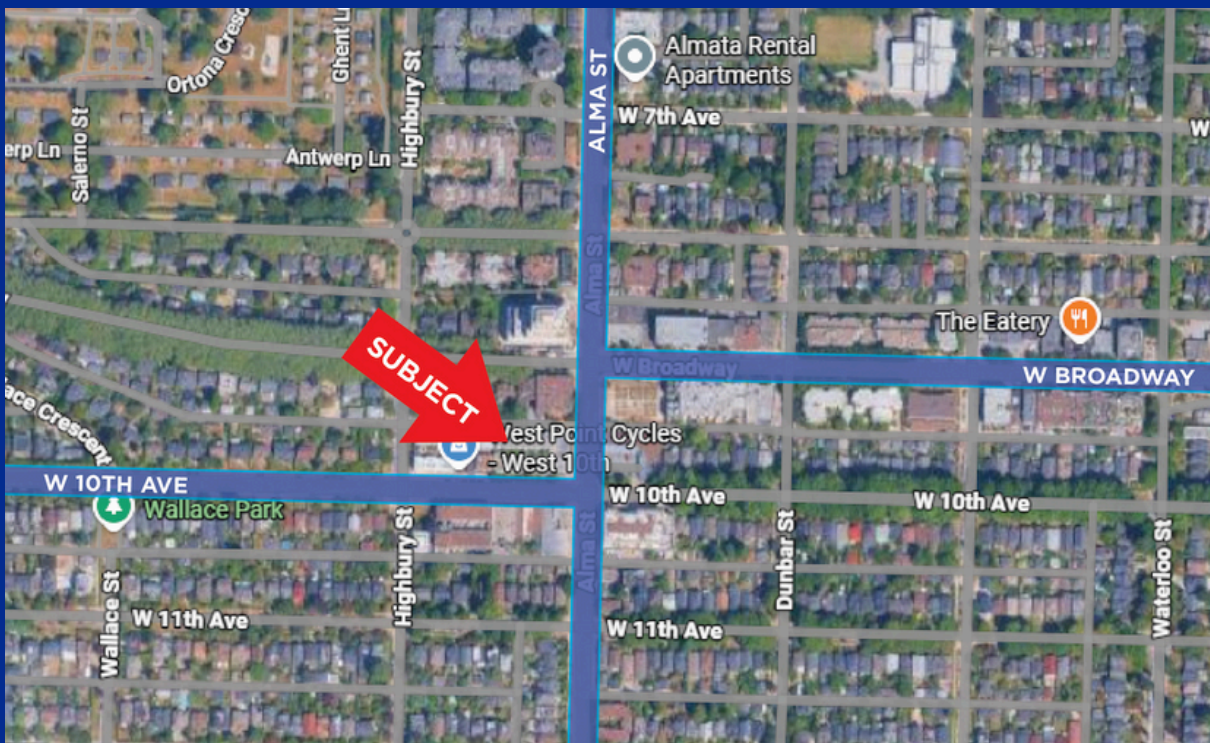


FOR SALE

3737 West 10th Avenue

Vancouver BC V6R 2G5



GORDON V SING

Personal Real Estate Corporation

gving@macrealty.com

c. 604.833.2993



Real estate for the planet

TM



3737 West 10th Ave, Vancouver BC V6R 2G5



The Location

3737 WEST 10th AVENUE. Commercial strata unit located in the FOLKSTONE; a 47-unit, four-storey wood frame building built by Intergulf. Located near West 10th Avenue and Alma Street in Point Grey.

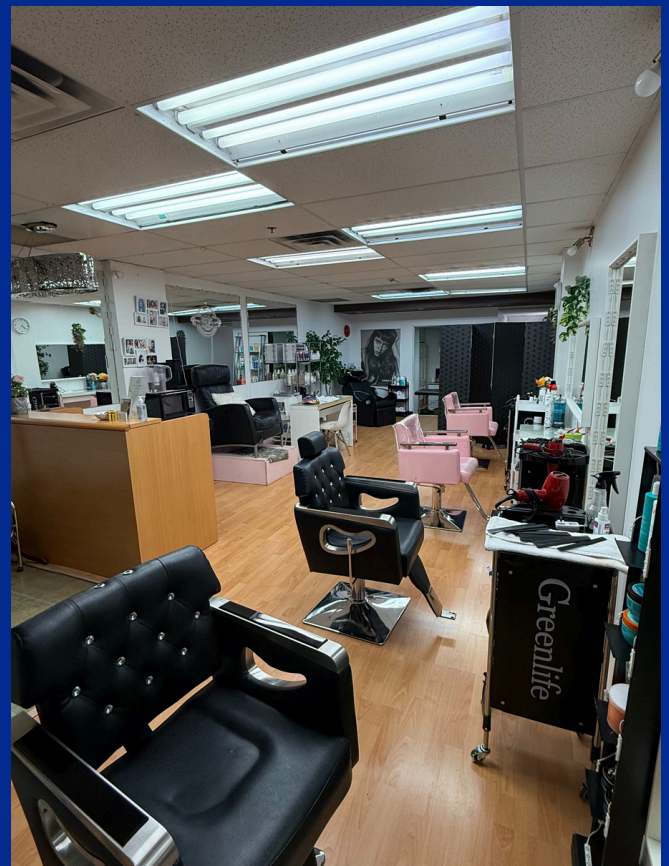
The location and area a vibrant mix of business services and amenities AND includes a (2) NEW RESIDENTIAL developments recently completed. The NEW 164-unit secured rental building by Westbank at 3709 W Broadway; AND the NEW “Raphael,” 35-unit luxury condo development built by Landa at 3668 West 10th Avenue. Both of these developments have increased the business customer base for the area substantially.

3737 West 10th Ave, Vancouver BC V6R 2G5

The Opportunity

3737 WEST 10th AVENUE is well positioned for an owner/user business opportunity and/or an investment holding property for a this lower Point Grey area. The property boasts a south-facing street frontage; and is surrounded with a DIVERSE mix of retail, and service oriented COMMERCIAL professional tenants and operators including: Buy-Low Foods, Buntain Insurance, Bon Ton Bakery, Brown's Social House, 7-11, West Point Cycles, Rajio, The Eatery, Y-Yoga (new location opening soon), Breka Bakery just to name a few ...

Property is currently tenanted month-to-month. Please do not disturb tenant. Call listing agent for details and please allow time for showings.



3737 West 10th Ave, Vancouver BC V6R 2G5

Salient Facts

Legal:	Strata Lot 46 District Lot 176 Group 1 New Westminster District Strata Plan LMS3973 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1
PID:	024-578-860
Property Tax:	\$10,087.60 (2025)
BC Assessment (2026)	
Land	813,000
Improvement	94,000
Total	\$907,000
Zoning:	C-2
BUILDING (Strata):	Year Built in 1999;
Construction:	Concrete block, wood frame;
Strata units:	Total of 47; (8) commercial strata lots; and (39) residential strata lots;
Property Manager:	Quay Pacific
Name of complex:	The Folkstone
Subject Property:	Strata Lot 46, Civic Address 3737 West 10 th Avenue, Vancouver, BC;
Square footage:	772 SF;
Monthly Strata Fee:	\$327.36;
A/C:	Yes;
Parking:	1 secured parking stall (common property);
Occupancy:	Tenanted month-to-month;
Price	\$860,000



Walker's Paradise

Daily errands do not require a car



Excellent Transit

Transit is convenient for most trips

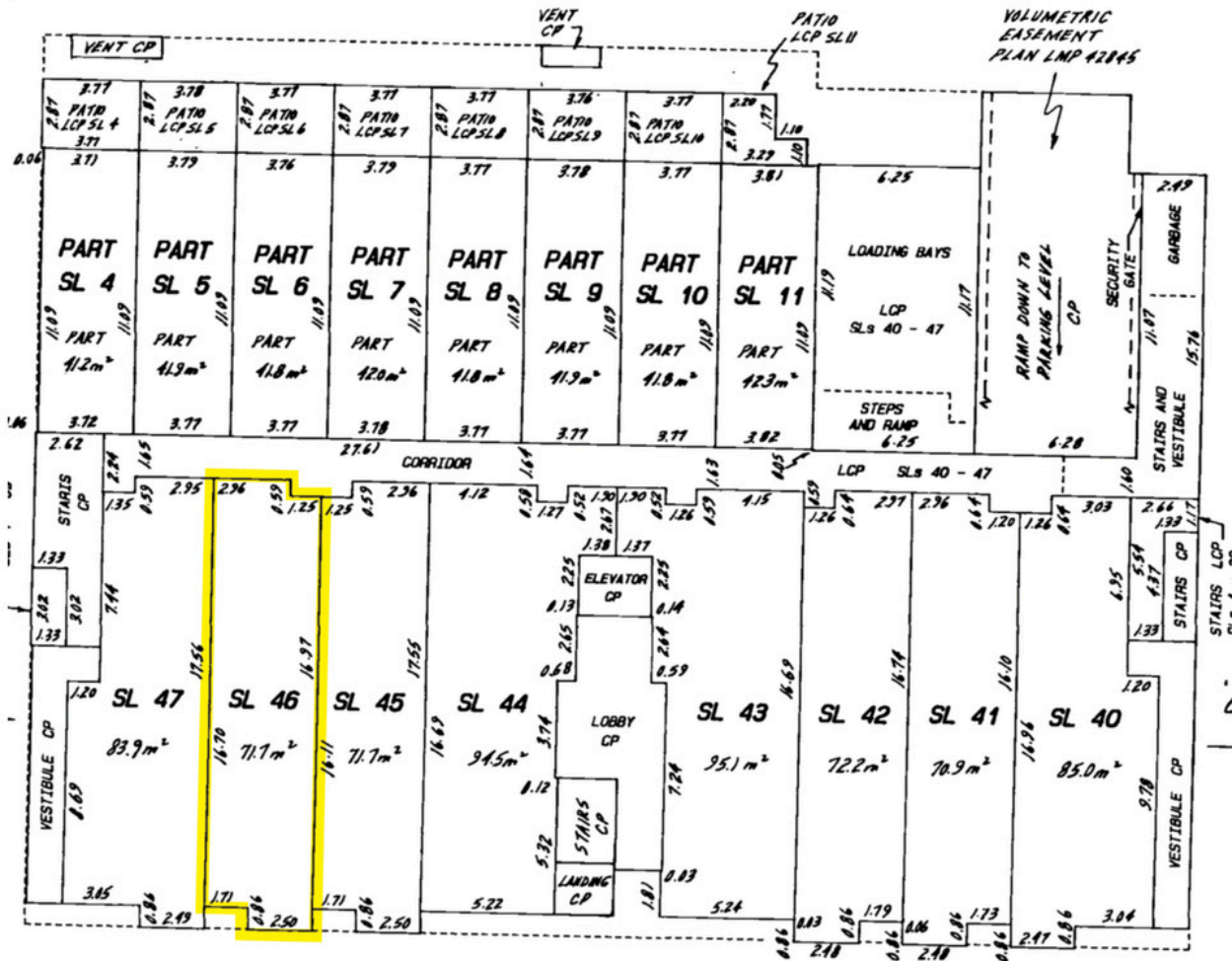


Very Bikeable

Biking is convenient for most trips

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advice, make this submission subject to sale or lease, change in price and terms and withdrawal without notice.
Macdonald Realty Ltd., Gordon V Sing Personal Real Estate Corporation.

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West 10th Avenue

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