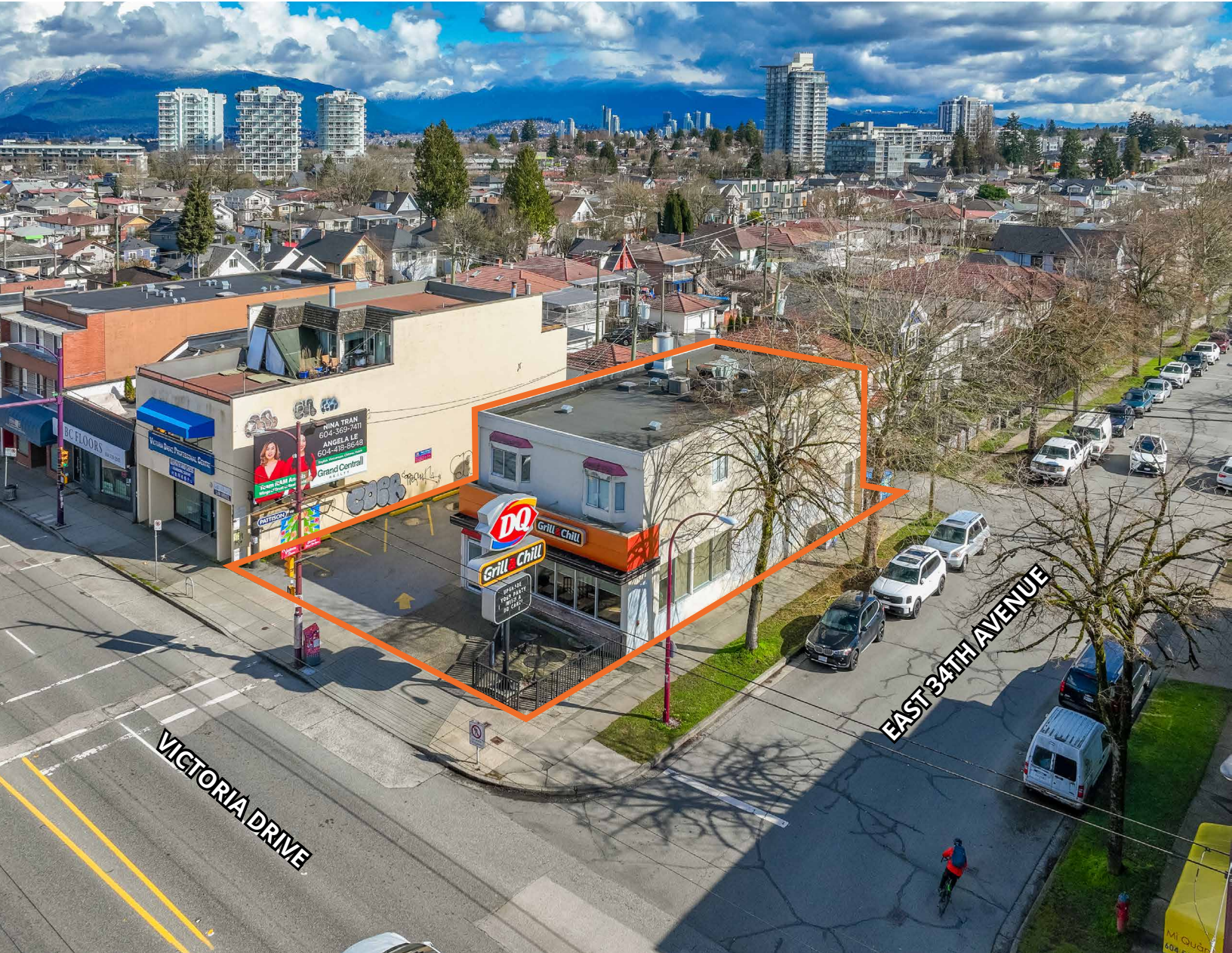


**AVISON
YOUNG**

For Sale

**4990 Victoria Drive
Vancouver, BC**



Opportunity to acquire a 6,079 sf
C-2 zoned corner property on
Victoria Drive with holding income
in Vancouver

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Property details

ADDRESS
4990 Victoria Drive, Vancouver, BC

PID
014-162-768

LEGAL DESCRIPTION
Lot A Block E District Lot 393 Plan 1955

LOT SIZE
6,079.29 sf

ZONING
C-2 Commercial

BUILDING SF
3,468 sf of net rentable/leaseable area

YEAR BUILT
1993

LEASE RATE
Owner-occupied, lease-back structuring opportunity

OWNERSHIP STATUS
Asset sale, property transfer tax applies

PRICING GUIDANCE
\$4,200,000

Opportunity

Avison Young is proud to present the opportunity to acquire 4990 Victoria Drive, a strategically located corner property in the heart of Vancouver, British Columbia. Situated along the prominent Victoria Drive corridor, this property offers exceptional visibility and frontage, making it an ideal asset for both immediate income and long-term redevelopment potential.

The property comprises a well-positioned commercial retail unit at grade and three fully leased residential rental units on the second floor, providing stable holding income from day one. Its corner lot configuration enhances accessibility and future design flexibility—key attributes for urban development.

As a prime candidate for land assembly, 4990 Victoria Drive represents a pivotal piece for unlocking greater density and value through the City of Vancouver’s C-2 zoning policy, which supports mixed-use redevelopment. This offering is ideally suited for investors, developers, or land bankers looking to capitalize on Vancouver’s ongoing urban growth and increasing demand for mixed-use projects.

Property highlights

-  All residential units have electric baseboard heating and individual electric hot water tanks
-  Roof replacement to tar and gravel completed ~10 years ago
-  Superb location in Vancouver on Victoria Drive
-  62.8 feet of frontage on Victoria Drive
-  Opportunity to acquire DQ operating business. Contact listing agents

Suite mix

Unit type	# Units	Size	
CRU	1	1,866 sf	Occupied by Dairy Queen
Bachelor	1	322 sf	Occupied by tenant
One-bedroom	1	566 sf	Occupied by tenant
Two-bedroom	1	714 sf	Occupied by tenant
Total	4	3,468 sf	

Development potential

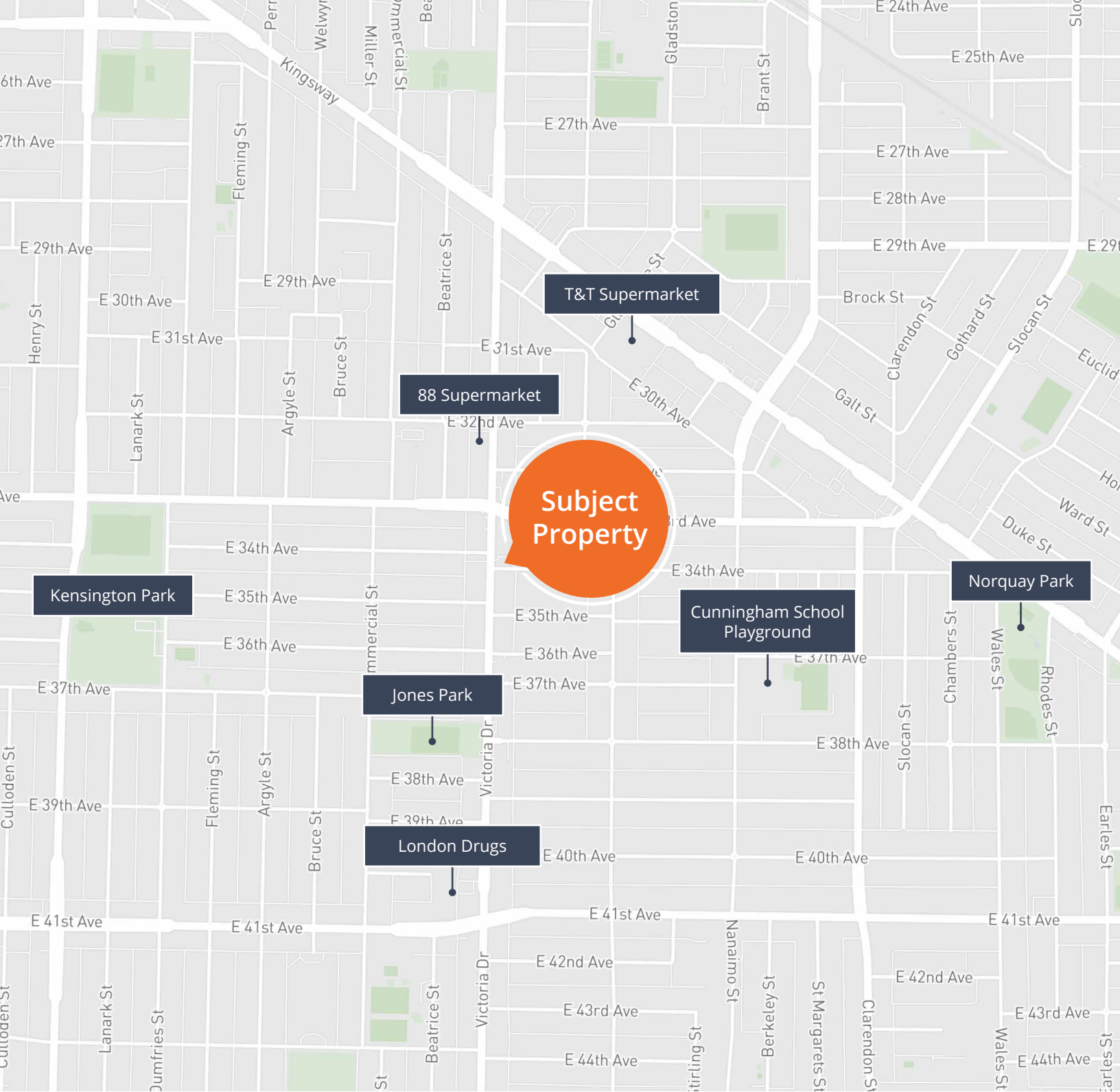
The Subject Property is zoned C-2 Commercial with 62.8 feet of frontage on Victoria Drive and 96.8 feet on East 34th Avenue. A developer can apply under the following as part of the zoning.

CONDO & RETAIL
2.50 FSR (4 storeys | 0.35 FSR commercial | 2.15 FSR market condo)

SECURED RESIDENTIAL RENTAL & RETAIL
3.50 FSR (6 storeys | 0.35 FSR commercial | 3.15 FSR secured residential rental)

Additionally, for C-2 zoned corner properties of at least 18,000 sf with at least 150 feet of frontage, increased density is permitted as follows: 3.70 FSR (6 storeys | 0.35 FSR commercial | 3.35 FSR secured residential rental)





Contact for more information

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