



For Sale: Mixed-Use, Investment Property

3589-3599 Commercial Street

Vancouver, BC

Renovated mixed-use building located on the corner of Commercial Street and E 20th Avenue

Lennard:

520-800 West Pender Street, Vancouver
604.636.2620

lennard.com



3589-3599 Commercial Street

Located in the heart of Vancouver's Cedar Cottage neighborhood at the intersection of E 20th Avenue.

Salient Details

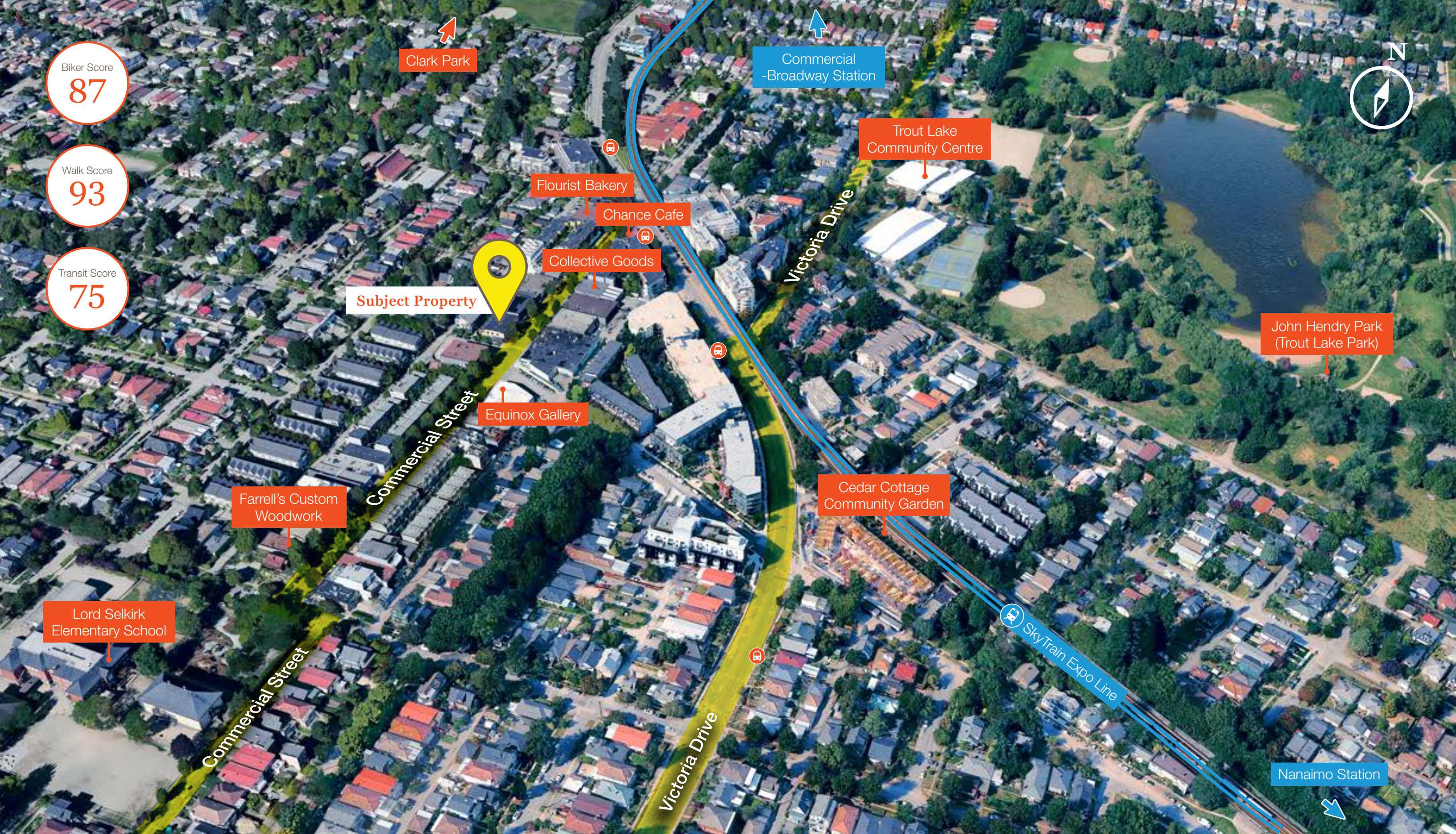
	Address 3589-3599 Commercial Street Vancouver, BC
	PID 028-121-856
	Legal Description LOT 2, PLAN BCP43287, DISTRICT LOT 751, GROUP 1, NEW WESTMINSTER LAND DISTRICT
	Zoning MC-1
	Lot Size 4,158 SF
	<u>Site Dimensions</u>
	Frontage Depth
	66 FT 63 FT
	Building Area 6,000 SF
	<u>Unit Mix</u>
	Commercial Units Residential Units
	4 4 (3x 2-Bedroom Units • 1x 1-Bedroom & Den)
	Assessed Value \$3,660,000
	NOI \$195,000
	Gross Taxes (2026) \$29,246.10
	List Price (5.01% Cap) \$3,890,000
	Listing Agent R. Allon Shapiro Personal Real Estate Corporation Partner & Managing Broker D. 604.636.2626 • C. 604.307.6136 ashapiro@lennard.com
	Ari Gelmon Personal Real Estate Corporation Vice President D. 604.636.2623 • C. 604.318.3958 agelmon@lennard.com

The Opportunity

Lennard Commercial Realty is pleased to offer for sale on an exclusive basis, a high-quality mixed-use building located at 3589-3599 Commercial Street in the coveted Cedar Cottage Neighbourhood. The property consists of two levels with four ground floor commercial spaces and four residential units above, totalling approximately 6,000 SF of leasable area.

Property Highlights

- Fully leased, 5%+ cap rate in Vancouver
- 2 Commercial tenants (Occupying 2 units each), 4 Residential tenants (750 SF each)
- Completely renovated in 2012 to a very high level
- Residential units pay their own heat and hot water and have in-suite washer/dryer
- Walking distance to Trout Lake Community Centre, John Hendry Park (Trout Lake), Lord Selkirk Elementary and Gladstone Secondary School
- Trendy location with eclectic shops and notable restaurants along Commercial Street
- Corner lot with heritage aesthetic and curb appeal



Biker Score
87

Walk Score
93

Transit Score
75

Subject Property

Lord Selkirk
Elementary School

Farrell's Custom
Woodwork

Equinox Gallery

Flourist Bakery

Chance Cafe

Collective Goods

Cedar Cottage
Community Garden

Trout Lake
Community Centre

John Hendry Park
(Trout Lake Park)

Clark Park

Commercial
-Broadway Station

Nanaimo Station

Lennard:

 Bus Stop (TransLink)	
020 Victoria/Downtown	0.1 km
N20 Downtown/Victoria NightBus	0.1 km

Commute to Downtown Vancouver

 15 min  23 min  21 min  60+ min

3589-3599 Commercial Street





Lennard:

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