

FOR SALE | RETAIL  
**4092 MACDONALD STREET**  
VANCOUVER, BC

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **Strata Retail/Investment/Owner Occupier Opportunity/Sale Leaseback**
- ▶ **935 SF Ground Floor Strata Retail Unit**
- ▶ **Quality Brick Construction**

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**Location**

4092 Macdonald Street is located on the northwest corner of Macdonald and Alamein Avenue on the ground floor of a new townhouse and duplex strata development with floor to ceiling storefront windows.

Located in an affluent residential neighbourhood in Vancouver's West Side, it is bordered by 16th Avenue to the north, King Edward Avenue (25th Avenue) to the south, Mackenzie Street to the west, and Arbutus Street to the east. The retail area is characterized by small businesses clustered along Macdonald Street between Broadway and King Edward, across the street from the ICBC Driver Testing and Driver Licencing office.

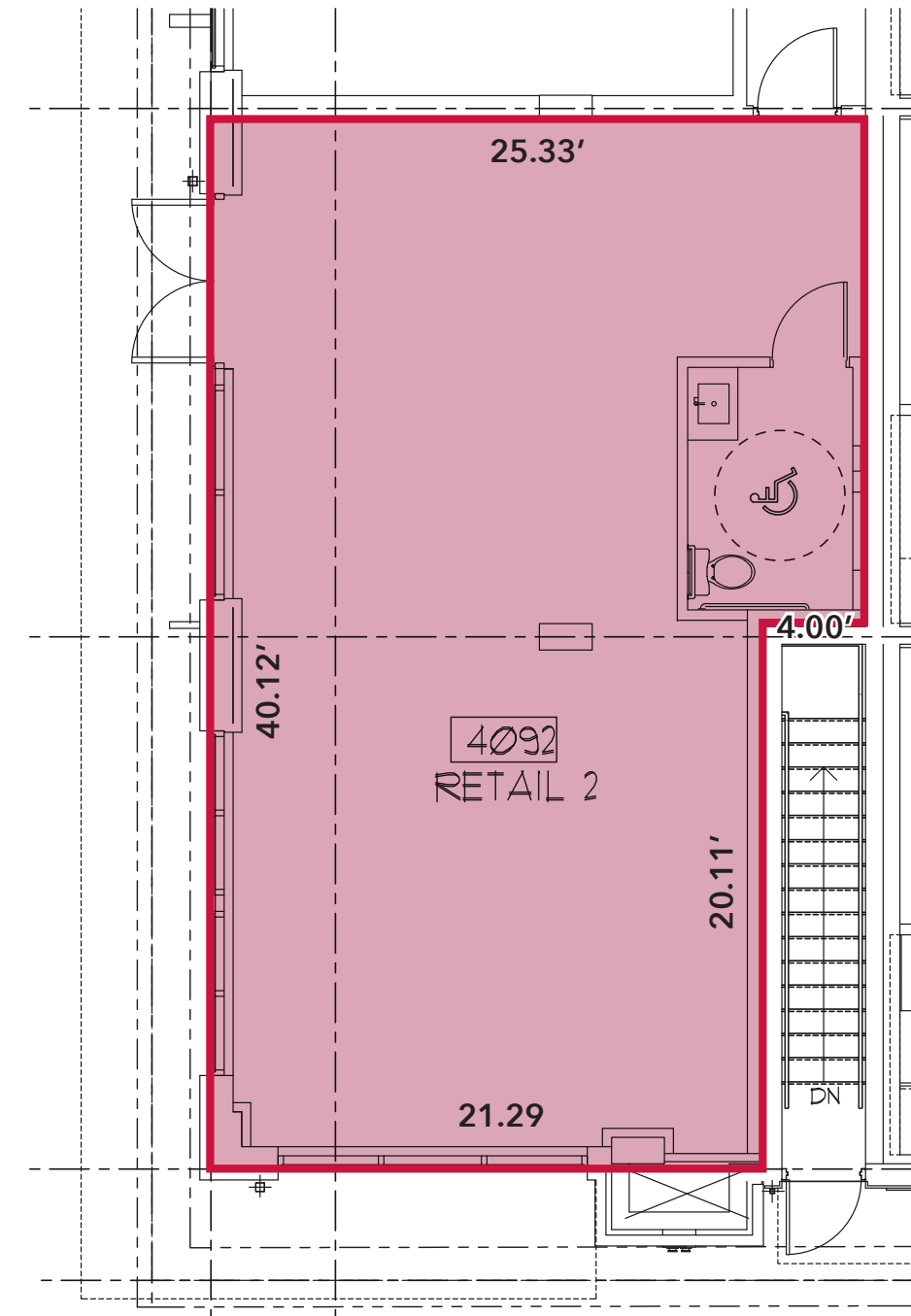
In addition to local artisan bakeries and grocers, bike trails and some of the city's best parks, it is also within 15 minutes of the University of British Columbia, downtown Vancouver, and the YVR airport.

**Building Highlights**

- ▶ Corner of Macdonald and Alamein
- ▶ 40 ft. x 25 ft. full height glass storefront street frontage
- ▶ Switchable smart film glass window screening for day privacy/ security protection
- ▶ Close to ICBC Driver Licensing office
- ▶ Air conditioned
- ▶ Quality brick construction
- ▶ Excellent street parking



**Ground Floor Plan**



**Area**

935 SF

**Zoning**

CD-1 (328) Comprehensive Development

**Legal Description**

Strata Lot 10 District Lot 139 Group 1 New Westminster District Strata Plan EPS6747 Together with an Interest in the Common Property to the Unit Entitlement of the Strata Lot As Shown On Form V

**PID**

031-146-643

**Property Taxes**

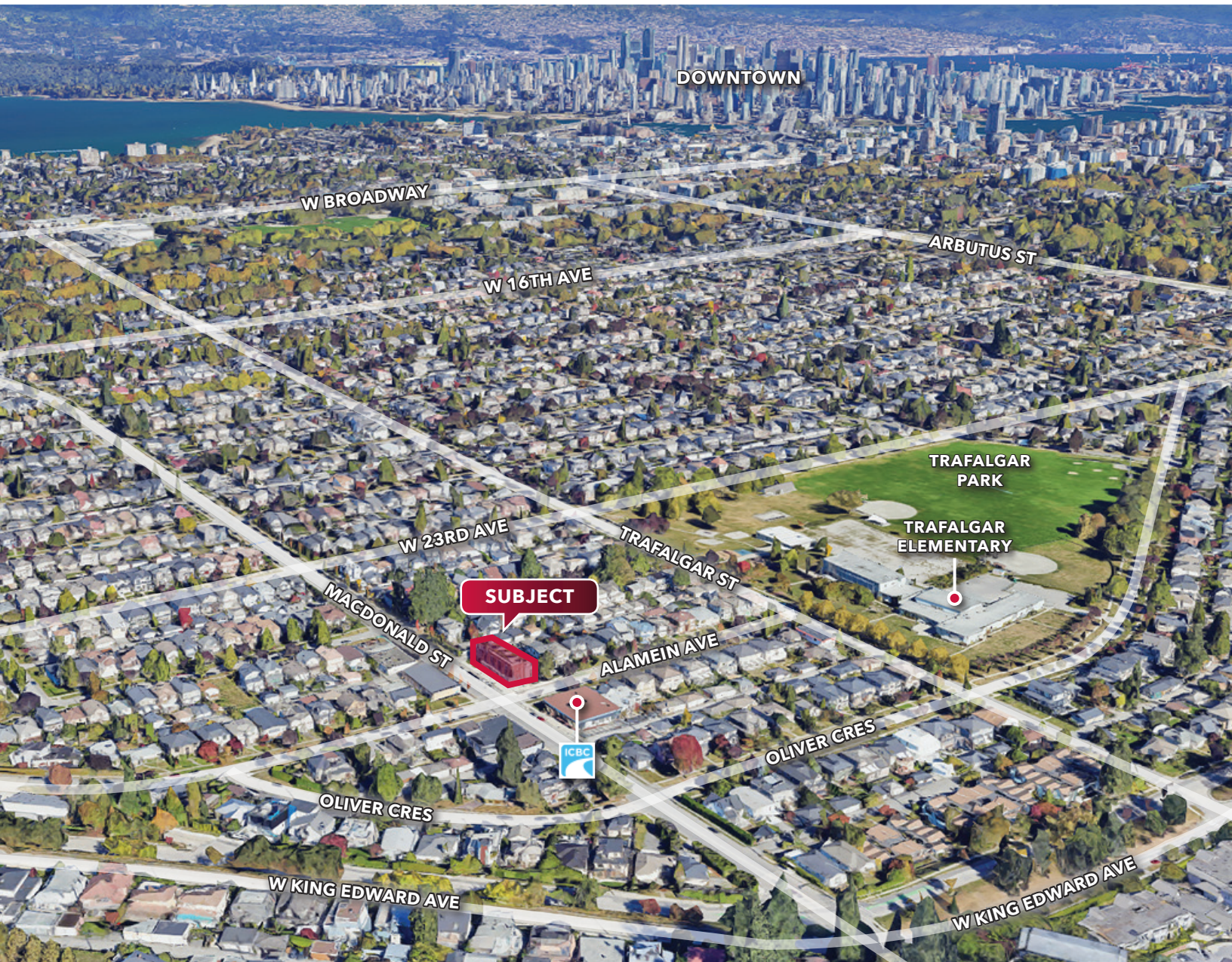
\$12,499.30 (2023)

**Strata Fees**

\$481.54 per month

**Price**

\$2,180,000



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