



1660 CYPRESS STREET

For Sale | Exceptional Kitsilano Investment/Owner-User Opportunity

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COMMERCIAL REAL ESTATE SERVICES



THE OPPORTUNITY

1660 Cypress Street is an exceptionally well-located building located just off 1st Ave on Cypress Street in the heart of Kitsilano. The area has consistently been chosen as "Vancouver's Best Neighbourhood" by Georgia Straight's annual reader survey and is a popular world-class destination for locals and tourists alike. The vibrant neighbourhood brings together a highly sought-after residential district, an exceptional collection of attractions and parks, a thriving commercial district all bordered by beaches and waterfront to the north. Kitsilano is home to several boutique fitness studios, acclaimed restaurants including New Fuji, Au Comptoir, and AnnaLena, and a thriving retail market including Lululemon, Patagonia, Arc'teryx and Reigning Champ. The neighbourhood has become established as the preferred destination for dining, fitness, and shopping on Vancouver's West Side. This is an exceptional and strategic investment or owner-user opportunity located in a prime location with significant future growth.





THE FEATURES



Prime corner retail investment/owner-user opportunity situated in trendy Kitsilano



Large retail display windows, with excellent signage potential and abundant natural light



Fully distributed HVAC



Private washroom



Numerous restaurants, shops and amenities in the immediate area with street parking and access to transit



Steps from the future Broadway Subway Station Line



SALIENT FACTS + FLOORPLAN

Civic Address

1660 Cypress Street, Vancouver BC

Strata Lot Size¹

1,023 SF (Approx.)

Zoning

CD-1 (305) Comprehensive Development

PID

023-230-703

Legal Description

STRATA LT 3, PL LMS2154, DL 526, NWLD

Strata Fee

\$1,181.63/month

Property Tax

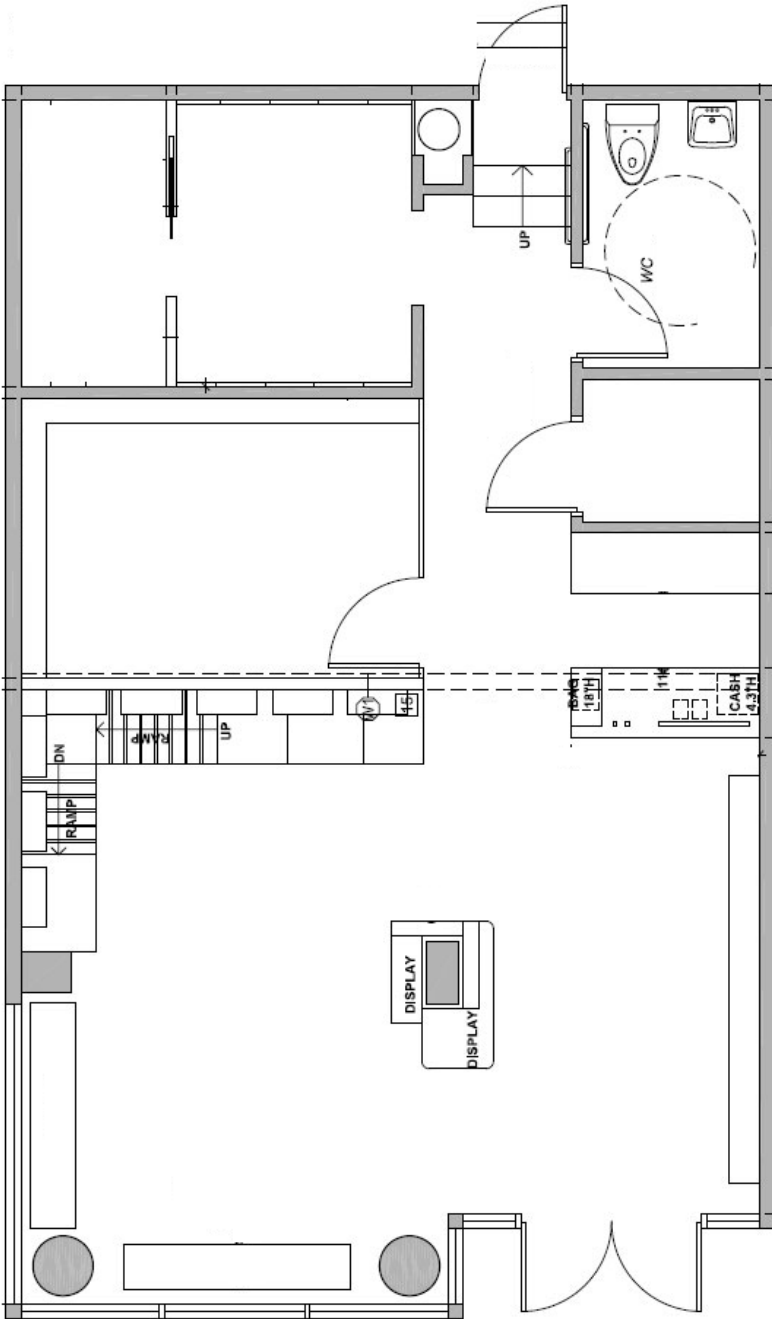
\$13,227.50 (2025)

Tenure

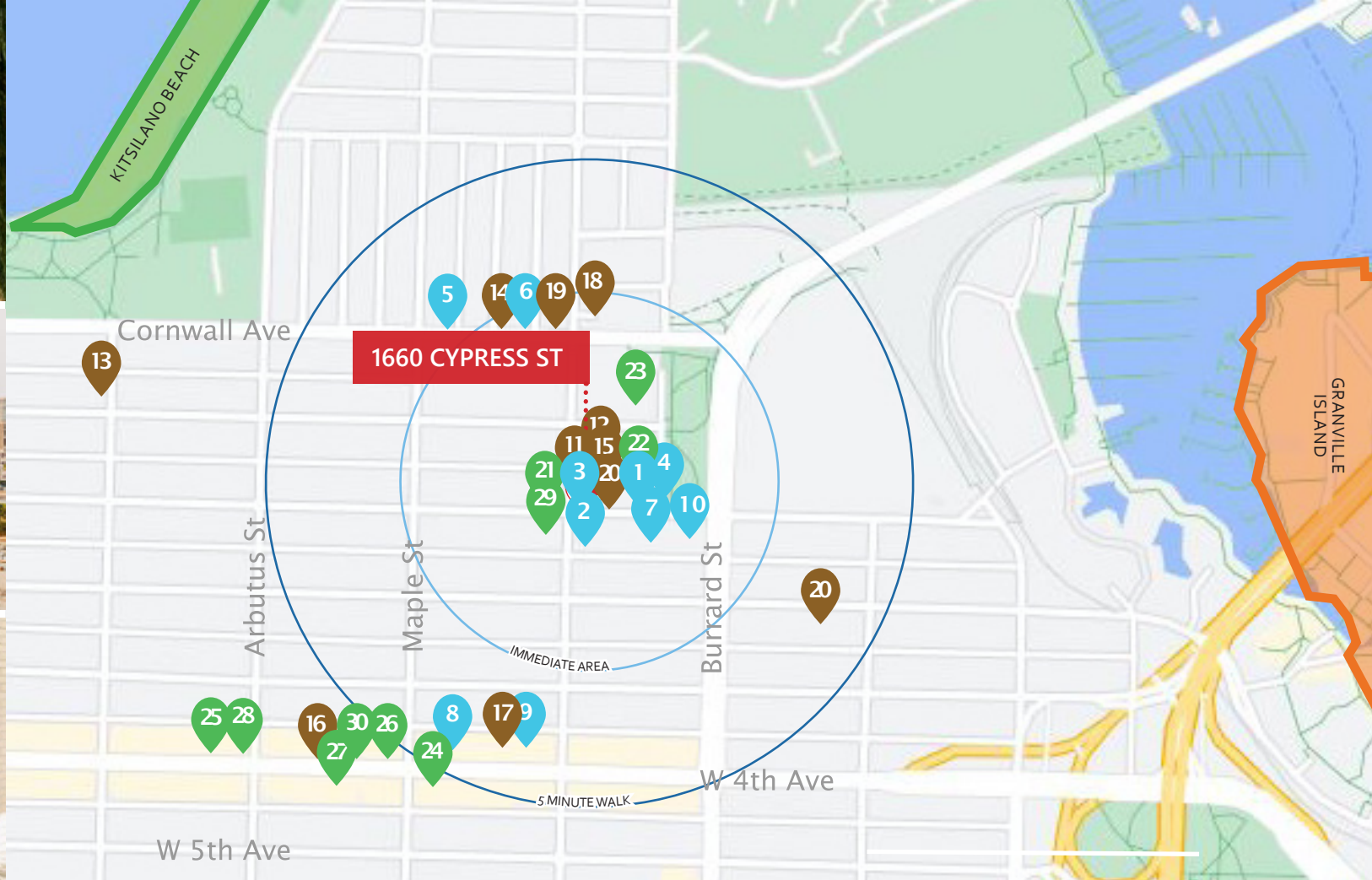
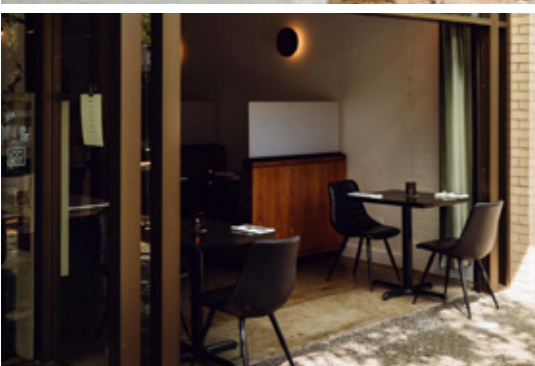
Vacant possession available immediately

Asking Price

\$1,449,000.00



¹All sizes are approximate and subject to verification.
*Floor plan may not be 100% accurate and is subject to verification.



RESTAURANTS

1. New Fuji
2. Toyokan
3. Oddfish Restaurant
4. AnnaLena
5. Octopus' Garden
6. Molten
7. Radish
8. Chi Vegan
9. Tacofino
10. Bento Cafe

CAFÉ + CASUAL FARE

11. Pane from Heaven Coffee Cafe
12. Superbolt
13. Viva Cafe & Bakery
14. Kits Beach Coffee
15. Mister Ice Cream Bar
16. TurF
17. cowdog
18. Starbucks
19. Local Pizzaiolo Pizzeria
20. Patisserie Lebeau

SHOPPING + SERVICES

21. Woof! Dog Shoppe
22. Okanagan Estate Wine Cellars
23. Lululemon HQ
24. Patagonia
25. Reigning Champ
26. Arc'teryx
27. Aesop
28. Lululemon
29. Be Fresh Local Market
30. RunAsYouAre

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