

FOR SALE

2289 BURRARD STREET

Vancouver, BC



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LOCATION

The vibrant and upscale Kitsilano neighborhood is known for its trendy boutiques, restaurants, and cafes, making it an ideal location to attract foot and vehicle traffic. Once opened in 2026, the unique space will be less than a 10-minute walk to the Arbutus Broadway Line Station, further increasing the accessibility and desirability of this area.

PROPERTY

This is a remarkable opportunity for investors or owner occupiers to purchase a ground level 5,986 sq. ft. retail/office strata space in the highly desirable Kitsilano neighborhood of Vancouver. This property boasts a prime location in the well-managed three-storey mixed-use Carnegie Building, with nine parking stalls to accommodate customers and employees. Ground floor signage on Burrard ensures high visibility and exposure. The space offers a flexible layout tailored to various business needs, whether retail, office or a combination.

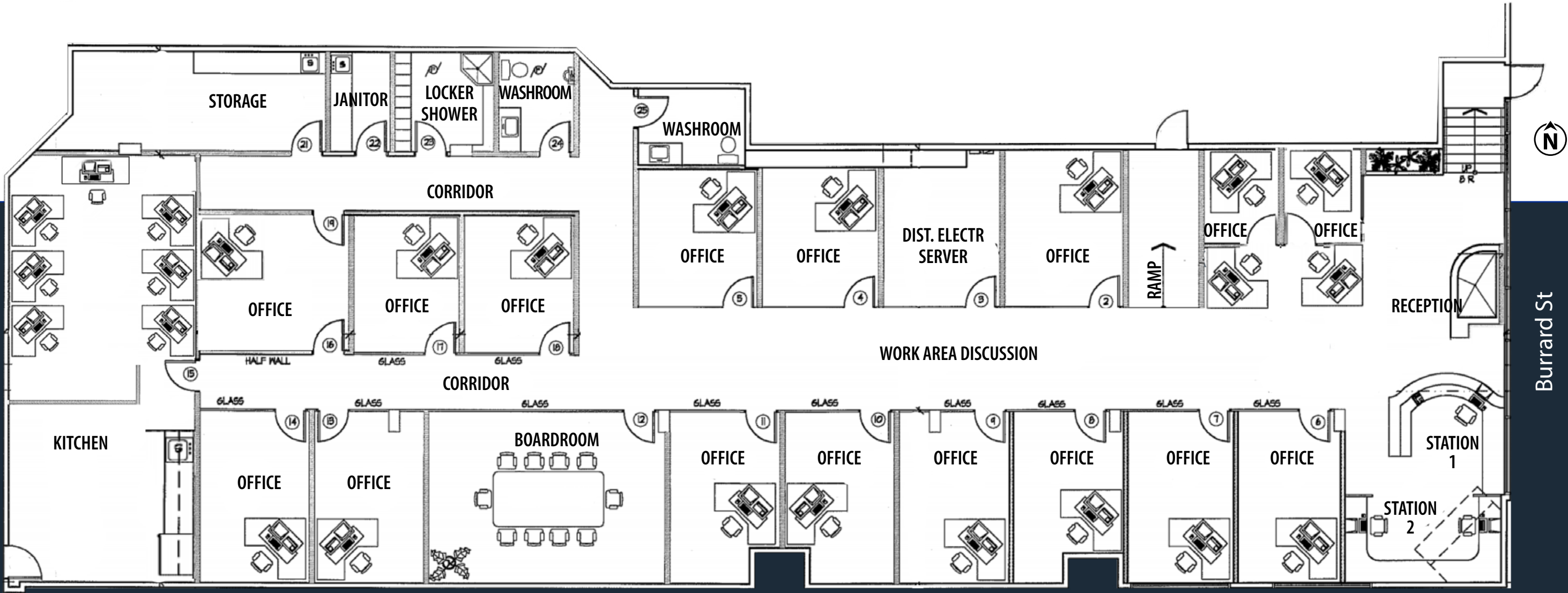


PROPERTY SUMMARY

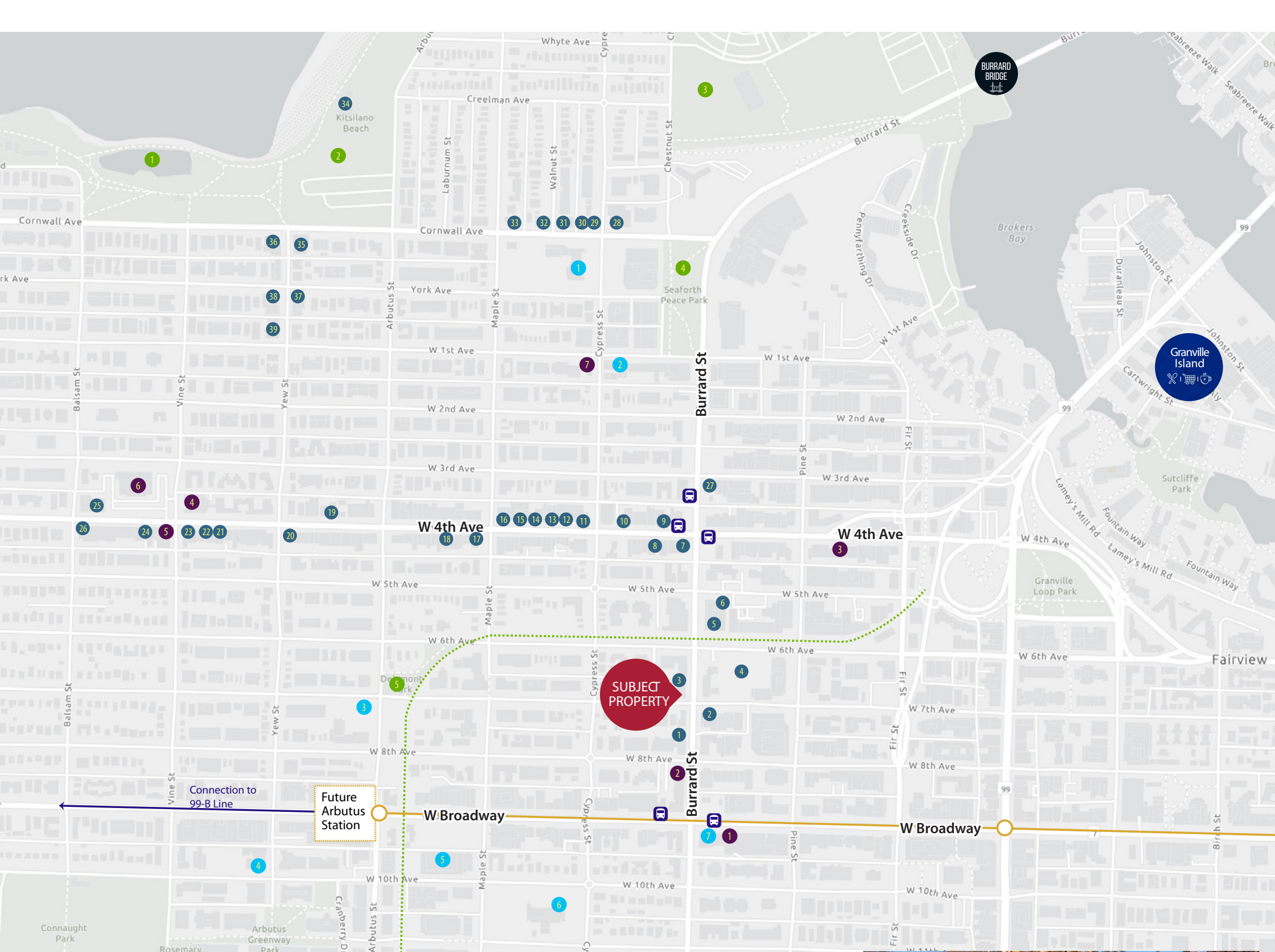
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|-------------------------------|---------------------|--|------------------------------------|
| ADDRESS | | TOTAL SQUARE FEET | STRATA FEES |
| 2289 Burrard St, Vancouver BC | | 5,986 sq. ft. | SL 26 Commercial Section: \$847.77 |
| LEGAL DESCRIPTION | | OCCUPANCY | SL 26 Overall Strata: \$1,274.66 |
| LMS3166 Strata Lots 26 and 27 | | Vacant upon completion of sale | SL 27 Commercial Section: \$733.98 |
| ZONING | | | SL 27 Overall Strata: \$1,103.56 |
| C-3A | PARKING STALLS | | Total: \$3,959.97 |
| | 9 | | (\$0.66 per sq. ft.) |
| BUILT IN | PROPERTY TAX (2022) | ASKING PRICE | |
| 1998 | \$21,045.37 | \$4,500,000 (\$752 per sq. ft.) | |

LAYOUT

The current layout provides for an ample sized reception area, meeting room, boardroom, 16 individual offices, seven open office work stations, staff kitchen, two washrooms, a locker and shower room and significant storage space. There is also a second entrance with convenient ramp accessibility to Burrard Street.



The layout is an approximation and for visualization purpose only



AMENITIES

RESTAURANTS / CAFES

1. Unchai Restaurant
2. Carlos O'bryan's neighbourhood Pub
3. Gateau de Henry
4. Delhi-6 Indian Bistro
5. Novo Italian
6. Elysian Coffee
7. Mi Casa Mexicana
8. The hoke poke
9. Ramen Danbo
10. Romer's Burger Bar
11. Tractor
12. Tacofino
13. Chi
14. RedBeef Noodle Kitchen
15. Lumine Coffee
16. Las Margaritas
17. La Ruota Pizzeria
18. Their There
19. Jam Cafe
20. 49th Parallel Café
21. Delara
22. Hi-Nippon
23. Au Comptoir
24. Raisu
25. McDonald's
26. Peaceful
27. Bel Café
28. Siegel's Bagels
29. Juliet's Cafe
30. Vera's Burger Shack
31. Moltan
32. Charqui
33. Octopus' Garden
34. The Boathouse
35. KITS Cafe & Eyewear
36. LOCAL Pulbic Eatery
37. TheCider House
38. The Ellis
39. Lucky Taco

SHOPPING & SERVICES

1. Shoppers Drug Mart
2. Burrard Liquor Store
3. Justin's NOFRILLS
4. Whole Foods Market
5. Shoppers Drug Mart
6. Safeway
7. Be Fresh Local Market

PARKS & RECREATIONS

1. Kitsilano Pool
2. Kitsilano Beach Park
3. Vanier Park
4. Seaforth Peace Park
5. Delamont Park

SCHOOLS

1. Henry Hudson Elementary School
2. Vancouver Hospitality School
3. St. Augustine School
4. St. John's School
5. Madrona School
6. Lord Tennyson Elementary School
7. Century High School

- Broadway Subway Project
- Future Subway Station
- Arbutus Green Way
- 🚌 Bus Stop

Walk Score

96

WALKER'S PARADISE

Daily errands do not require a car

Transit Score

75

EXCELLENT TRANSIT

Transit is convenient for most trips

Bike Score

90

BIKER'S PARADISE

Daily errands can be accomplished on a bike



Whole Foods Market on 4th St



Vanier Park



Kitsilano Pool

CONTACT LISTING BROKER FOR PRICE GUIDANCE

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