



FOR SALE

High Profile West Side Vancouver Commercial Strata Unit

3211 Dunbar Street & 3618 West 16th Avenue, Vancouver, BC

Marcus & Millichap

Opportunity Overview

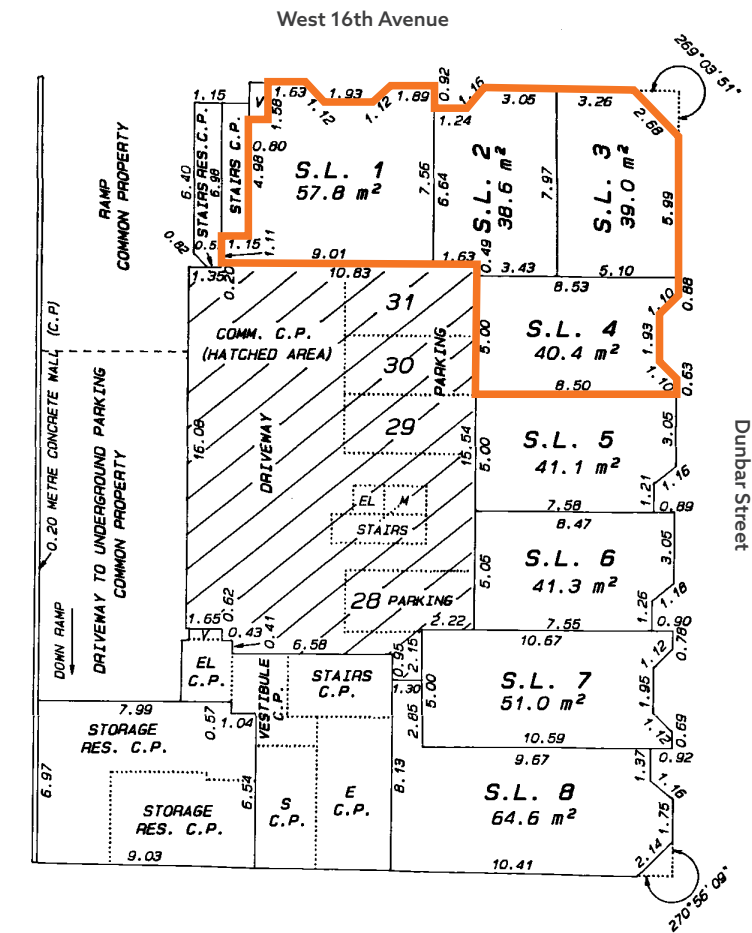
Prime opportunity for an owner/user or an investor to purchase a commercial strata unit located on the southwest corner of Dunbar Street and West 16th Avenue. 3211 Dunbar Street and 3618 West 16th Avenue (the "Property") consists of four legal strata lots totaling approximately 1,892 sq. ft. in area. The Property has exceptional frontage onto two busy thoroughfares and is ideally located in Vancouver's prestigious Dunbar neighbourhood known for its leafy parks, prestigious schools, local shops, and charming tree-lined streets that are quintessentially Vancouver.

Salient Details

Municipal Address:	3211 Dunbar Street Vancouver, BC V6S 2B8 & 3618 West 16th Avenue Vancouver, BC V6R 3C4
PID:	019-076-762, 019-076-801, 019-076-827, 019-076-843
Strata Lot Area*:	SL 1: 57.8 sq. m. / 622.16 sq. ft. SL 2: 38.6 sq. m. / 415.49 sq. ft. SL 3: 39.0 sq. m. / 419.80 sq. ft. SL 4: 40.4 sq. m. / 434.87 sq. ft. Total: 175.80 sq. m. / 1,892.31 sq. ft.
BC Assessment (2025):	Land: \$1,712,000 Improvement: \$480,000 Total: \$2,192,000
Property Taxes (2025):	\$25,165.49
Monthly Strata Fees (2026):	\$800.62
Parking:	Five secured stalls
Zoning:	C-2 Commercial
Tenancy:	Vacant possession
Asking Price:	\$2,998,000



Strata Plan



Opportunity Highlights



Prominent West Side Vancouver location, just five minutes away from the University of British Columbia and 12 minutes away from Downtown Vancouver.



With a population of just over 23,000, Dunbar is home to many affluent professionals and families with an average household income over \$188,239 - considerably higher than the Vancouver average.



High exposure corner unit with exceptional street level visibility and signage opportunities.



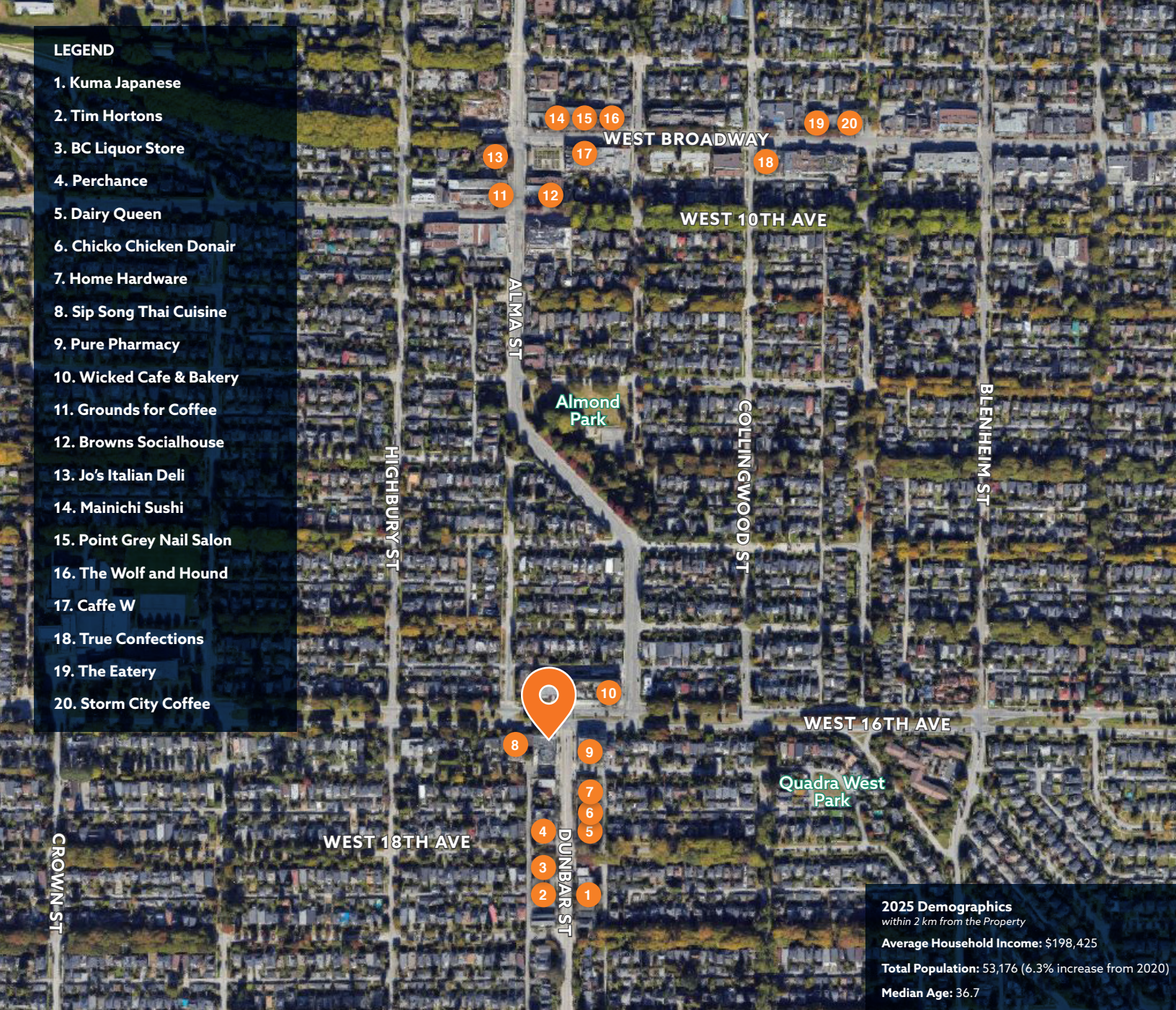
Five secured parking stalls.



*Approximate and subject to confirmation.

LEGEND

1. Kuma Japanese
2. Tim Hortons
3. BC Liquor Store
4. Perchance
5. Dairy Queen
6. Chicko Chicken Donair
7. Home Hardware
8. Sip Song Thai Cuisine
9. Pure Pharmacy
10. Wicked Cafe & Bakery
11. Grounds for Coffee
12. Browns Socialhouse
13. Jo's Italian Deli
14. Mainichi Sushi
15. Point Grey Nail Salon
16. The Wolf and Hound
17. Caffe W
18. True Confections
19. The Eatery
20. Storm City Coffee



2025 Demographics

within 2 km from the Property

Average Household Income: \$198,425

Total Population: 53,176 (6.3% increase from 2020)

Median Age: 36.7

Contact Information

Mario Negris*
Senior Managing Director
Investments & Leasing
(604) 638-2121
mario.negris@marcusmillichap.com

Martin Moriarty*
Senior Managing Director
Investments & Leasing
(604) 675-5255
martin.moriarty@marcusmillichap.com

Tate Venier
Associate
Investments & Leasing
(604) 675-5204
tate.venier@marcusmillichap.com

*Personal Real Estate Corporation

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