

**NAI Commercial**



**FOR SALE** | 2105 West 46<sup>th</sup> Avenue, Vancouver, BC

## BRAND-NEW RETAIL STRATA UNITS AT GRYPHON HOUSE

### Highlights

- ▶ Units can be combined for a total of 1,416 SF
- ▶ Individually Controlled HVAC Unit
- ▶ Impressive 18 ft (approx.) ceiling
- ▶ 200 amps, 3 phase, 208 Volt Circuit panel
- ▶ Decoration Allowance
- ▶ Completion is estimated for June 2025

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## Salient Details

### CRU Area

CRU 3	678 SF
CRU 4	738 SF
<b>Total</b>	<b>1,416 SF</b>

### Zoning

C-2

### Occupancy

June 2025

### Parking

**CRU 3:** 1 Parking Space  
**CRU 4:** 2 Parking Spaces

### Ceiling Height

Approx. 18 ft

### Price

Contact agents  
*Tenant Improvement Allowance is allocated to each unit.*

**Contact Listing Agents for  
 More Details**

*This is an assignment sale.*



## CRU 3 & 4 2105 West 46<sup>th</sup> Avenue, Vancouver, BC

### Location

Located in the heart of Vancouver's prestigious Kerrisdale neighbourhood, Gryphon House offers a prime commercial retail opportunity. Positioned just off West Boulevard and steps from West 41<sup>st</sup> Avenue, the area boasts high foot traffic and excellent visibility. Kerrisdale is known for its charming mix of boutiques, cafés, and essential services, attracting a diverse customer base. Nearby amenities include major banks, grocery stores, fitness centers, and renowned dining options. With convenient access to public transit and ample street parking, this location is ideal for businesses seeking a vibrant and well-established retail environment.

### Retail Strata Plan



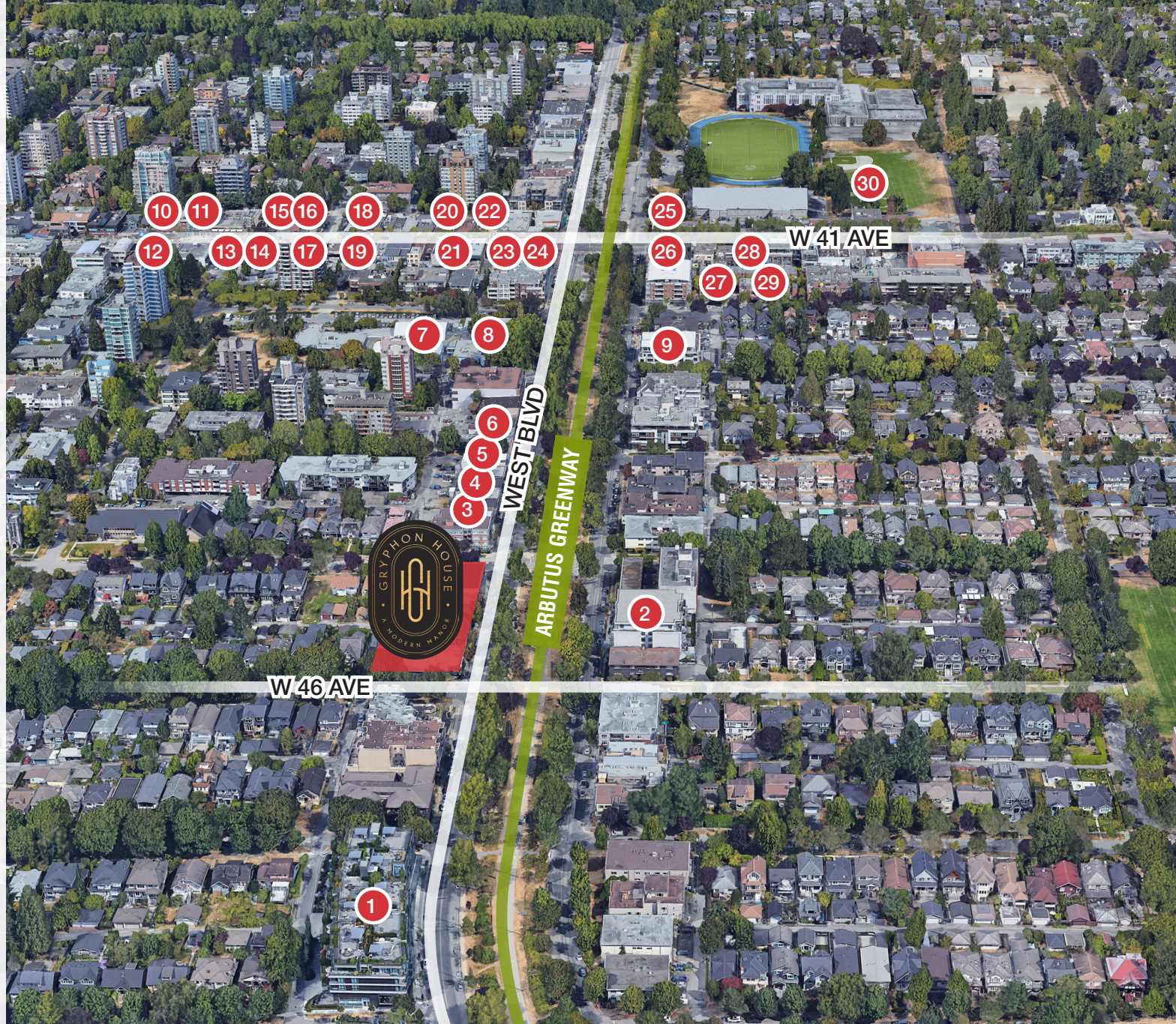
### About Gryphon House

Gryphon brings 25 years of inspired global architecture and artist-led design expertise to this meticulously considered location. False Creek Design Group brings a quiet splendor to each element of Gryphon House. With inventive details, high design, and a level of finish rarely found anywhere in the world, Gryphon House becomes the brilliant realization of Kerrisdale's prestigious evolution.



## WITHIN 10-MINUTE WALKING DISTANCE

1. Save-On-Foods
2. Regent Dental Centre
3. Southern Delicacy
4. Michele Cake Shop
5. Happy Farm Market
6. Kerrisdale Veterinary Hospital
7. Kerrisdale Community Centre and Pool
8. Vancouver Public Library
9. Steam Teahouse
10. Shoppers Drug Mart
11. Ramen Danbo
12. CIBC
13. RBC Royal Bank
14. TD Canada Trust
15. Kins Farm Market
16. Tim Hortons
17. ASA Sushi
18. Starbucks
19. Caffè Artigiano
20. Big Way Hot Pot
21. Moore's Bakery
22. ZUBU Ramen
23. Burrata Pizzeria
24. BMO
25. McDonald's
26. Honolulu Coffee
27. London Drugs
28. BCLIQUOR
29. Sushi Bar Ajisai
30. Kerrisdale



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