

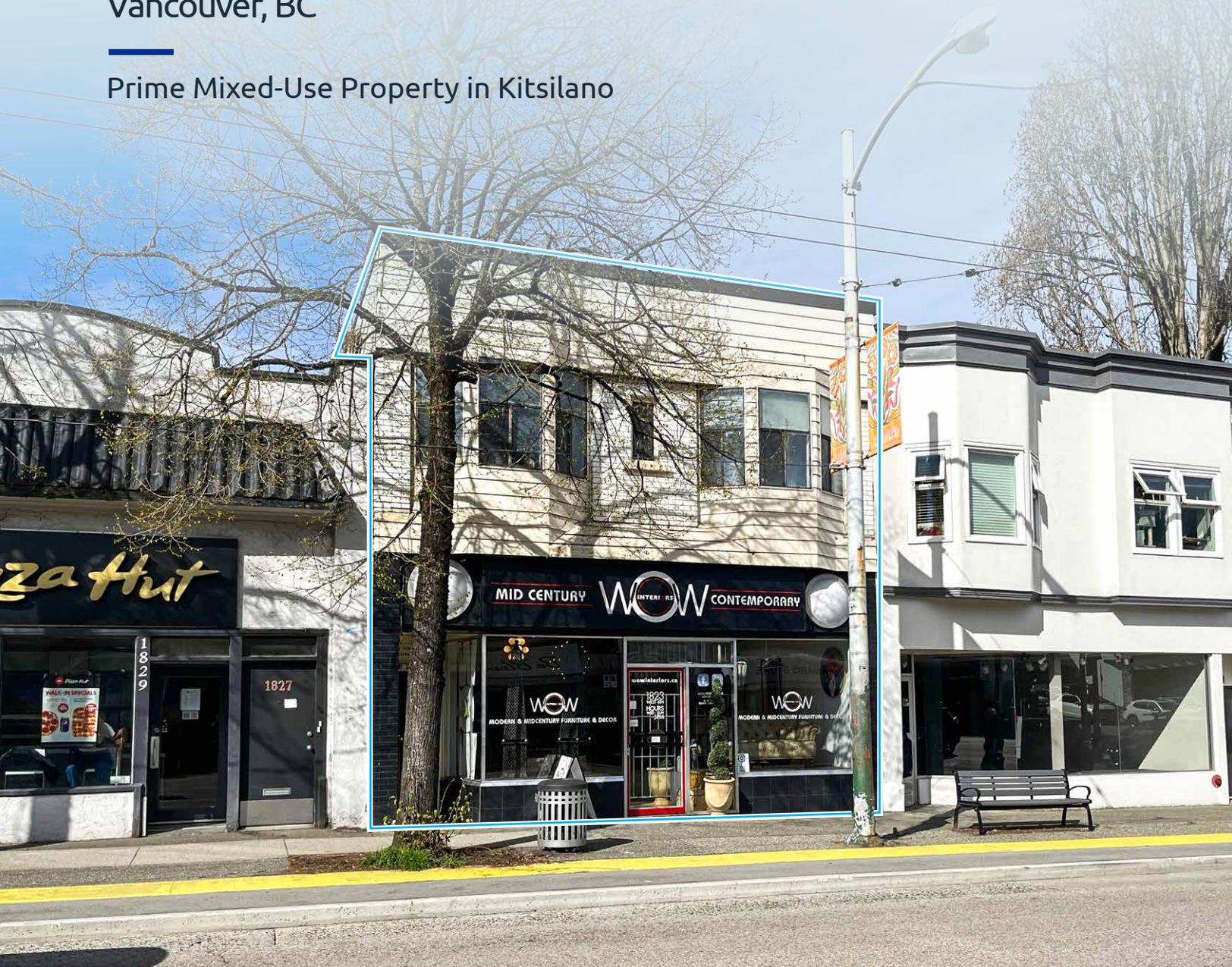
# FOR SALE

## 1823-1825

# WEST 4<sup>TH</sup> AVENUE

Vancouver, BC

Prime Mixed-Use Property in Kitsilano



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# 1823-1825 WEST 4TH AVENUE

Vancouver, BC

Prime opportunity to acquire a mixed-use property in the coveted Kitsilano community of Vancouver. Ideally located on the north side of West 4th Avenue, just west of Burrard Street. This premier investment opportunity provides excellent exposure to an affluent and rapidly growing population.

The property is improved with a 2-storey mixed-use building, developed circa 1912. Comprised of one commercial unit with West 4th Avenue frontage, plus five suites including four 1-bedrooms and one 3-bedroom configuration. There is also a full unfinished basement which is used mainly for storage purposes. The building has been very well maintained with regular and ongoing renovations and maintenance.

## LOCATION

West 4th Avenue and Burrard Street are two of Kitsilano's main arterial roads which naturally garners an incredible amount of daily pedestrian and vehicular traffic. A wide variety of trendy stores and restaurants draw locals and tourists alike to this popular area.

With Kitsilano's property values consistently on the rise, this property presents an excellent investment or owner/user opportunity for long-term growth and capital appreciation.





# SALIENT DETAILS

## CIVIC ADDRESSES

1823 – 1825 West 4th Avenue, Vancouver, BC

## LEGAL DESCRIPTION

Lot 25, expect part in Plan 3863, Block 237, District Lot 526, Plan 590

PID	SITE AREA*
015-260-909	2,825 sf. (25' x 113')

## BUILDING SIZE

3,912 sf (main floor 1,920 sf, 2nd floor 1,992 sf) + basement storage area

## ZONING

C3A, Commercial District

## PROPERTY TAXES (2023)

\$16,394.30

## PARKING

Two surface parking spaces

## 2023 ASSESSMENT

Land	\$3,565,000
Improvement	\$13,700
<b>Total</b>	<b>\$3,578,700</b>

## STRUCTURE

Stucco exterior with wood siding covering upper-level facia. Two points of access from front and back. An external wood staircase at the back.

## PHASE 1 ENVIRONMENTAL

Available

## PRICE

Contact Listing Agent

*\* Buyer responsible for verifying permissible uses as per the zoning*

Walk Score

**99**

**WALKER'S PARADISE**  
Daily errands do not require a car

Bike Score

**99**

**BIKER'S PARADISE**  
Daily errands can be accomplished on a bike

Transit Score

**75**

**EXCELLENT TRANSIT**  
Transit is convenient for most trips



Entrance to the residence





Downtown Vancouver

BURRARD BRIDGE

GRANVILLE BRIDGE

Vanier Park

Granville Island

## NEARBY AMENITIES

1. Comor Sports
2. More Bikes
3. Pure Bread (coming soon)
4. Noodlebox
5. Romer's Burger Bar
6. Mark's
7. Tractor
8. TD Bank
9. Tacofino
10. YYoga
11. Zulu Records
12. Fjall Raven
13. Patagonia
14. Las Margaritas

Burrard St

Cypress St

Maple St

Aributus St

SUBJECT PROPERTY

1

2

3

4

5

6

7

8

9

10

11

12

13

14

4th Ave

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