



Gryphon House
unit# R12

R12 2105 46TH AVE W VANCOUVER

FOR SALE

Under Construction

Estimated completion: June/July 2026

GRAEME LIU Personal Real Estate Corporation
info@graemeliu.com | +1 (604) 779-5885 | eXp Realty

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Kerrisdale Residents



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Retail Overview



SOUTH COLLECTION
CENTRAL PARKWAY
HERITAGE BLOCK



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Permitted Zoning

- Beauty Salon
- Beauty and Wellness Centre
- Fitness Centre
- Health Care Office
- Health Enhancement Centre
- Pharmacy
- Retail Store
- School
- Art Gallery
- Jewellery/Printing
- Manufacturing
- Liquor Store
- Grocery Store
- Public Bike Share
- Animal Clinic



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Before



Concept



Preliminary Design Concept Renderings
www.reddesign.ca - info@reddesign.ca

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Size: 1470 SQ.FT

Ceiling Height: 18-Foot double height ceiling

Parking: 5 commercial parking stalls(standard size).

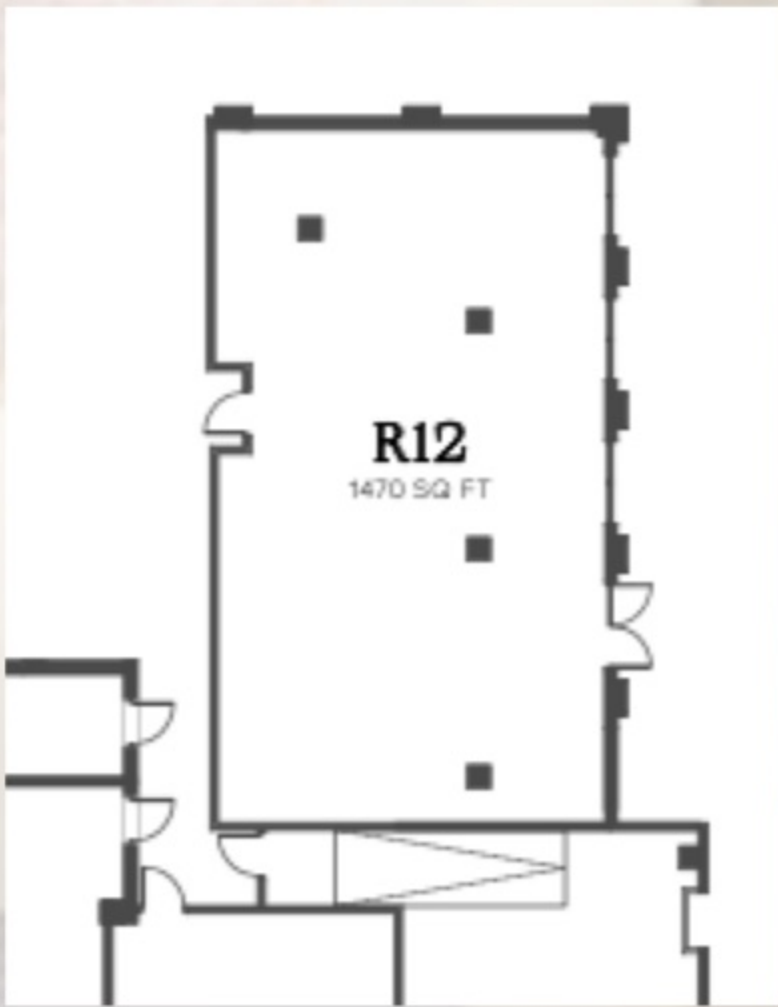
Mechanical:

Dedicated independent HVAC (ceiling-mounted) and electronic thermostat system.

Power:

High-capacity 200 Amp, 3-phase, 208V service.

Plumbing: Rough-in plumbing provided for washrooms/sinks.



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