



Colliers

New Price! \$1,209 PSF +/-

For Sale | 3099 Oak Street, Vancouver, BC

Strata Retail Unit ideal for an Owner/User or Investor

Sherman Scott

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Opportunity



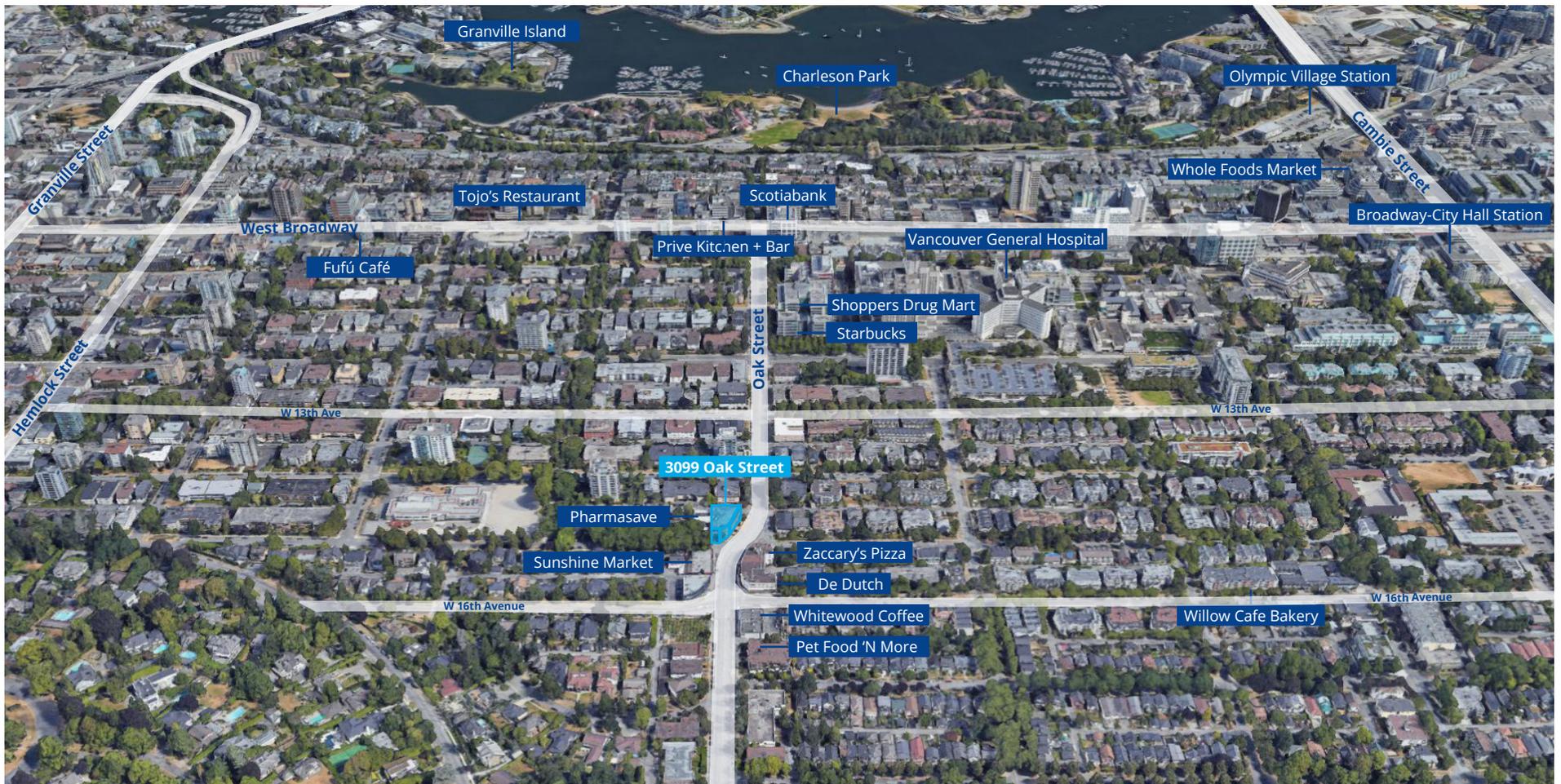
To own a high exposure corner strata retail unit at Oak Street and West 15th Avenue.

Salient Details

Municipal Address	3099 Oak Street, Vancouver, British Columbia
Legal Description	STRATA LOT 4 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS975 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
PID	026-072-696
Size (approx.)	1,488.65 SF
Existing Tenant and Improvements	Currently fixtured and operating as a profitable laundromat owned by the vendor. The business, including the equipment, forms part of the sale price or the equipment could be removed.
Zoning	C-2: allows for retail, office, healthcare and service uses.
Parking	1 stall is included with the sale
Strata Fees (2023)	\$839.67 per month
Property Taxes (2022)	\$12,616.10 per annum
Asking Price	\$2,075,000 (\$1,394 PSF +/-) \$1,800,000 (\$1,209 PSF +/-)

Location

The strata unit is ideally located at the prominent northwest corner of Oak Street and West 15th Avenue in the Fairview neighbourhood of Vancouver. With 32 feet +/- of frontage facing West 15th Avenue, the property provides unparalleled exposure to north bound vehicular traffic. In addition, there is significant walk by traffic with persons visiting nearby stores, restaurants, offices and residential buildings.



Demographics

Fairview Neighbourhood (2022 - 5km Radius)



Population

464,144



Households

221,475



**Avg.
Household Income**

\$129,780



**Bike
Score**

87



**Walk
Score**

93



**Transit
Score**

81

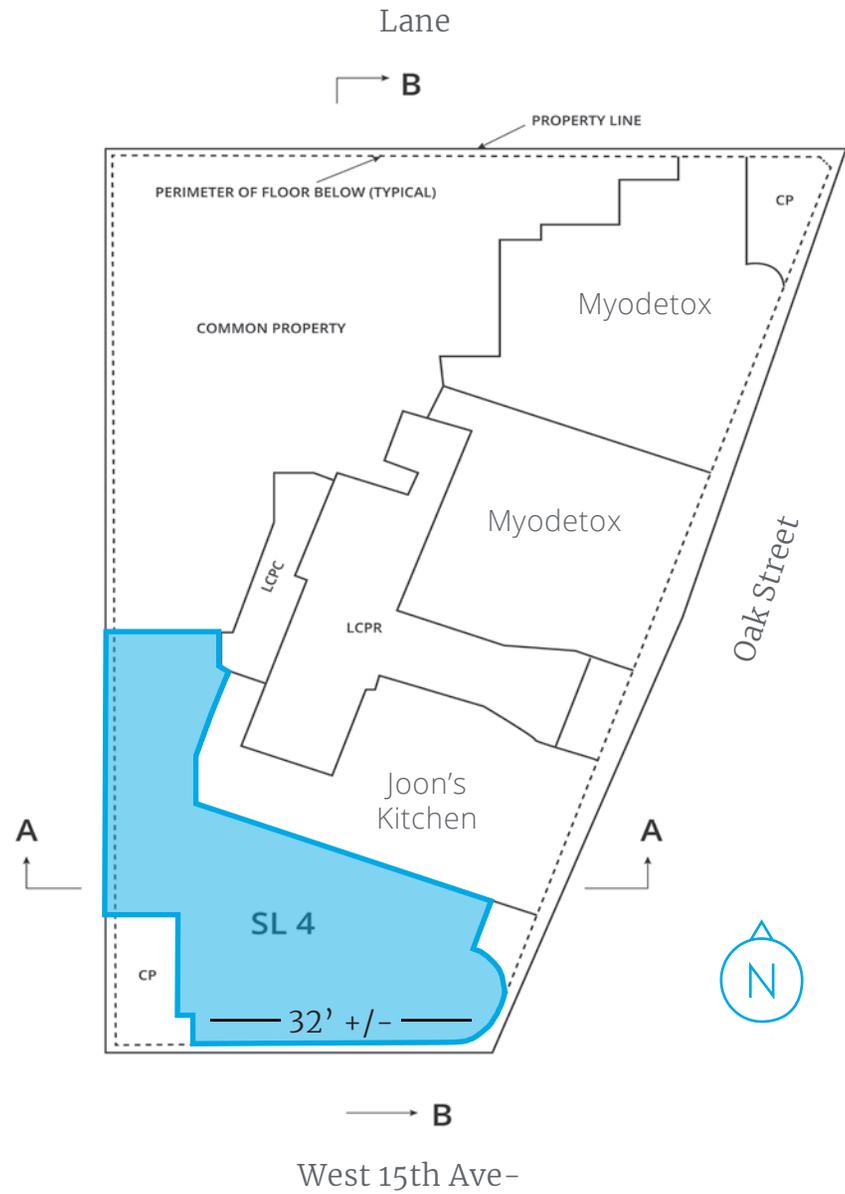
**The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.*



Exterior photos



Floor Plan





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