



ALBERNI
BY FOAD RAFII

4 COMMERCIAL RETAIL UNITS FOR SALE

1818 ALBERNI STREET, VANCOUVER

Approximately **3,900 SQ.FT.** ground-level retail space available at the intersection of **Alberni St & Denman St** poised to be a landmark addition to Vancouver's celebrated city skyline, serving as a gateway that seamlessly connects the scintillating city and Stanley Park.





EXCLUSIVELY

PARKSIDE

Elegant and expansive. Striking and sophisticated. Inspiring and intelligent. 1818 Alberni is a multilayered experience in elevated luxury living. The parkside and cityside location is simply unsurpassed, offering the best of both worlds—peaceful nature and urban convenience—right at your door. In one direction is Stanley Park, offering invigorating walks amid towering trees and plentiful park space to explore and admire ...



INTIMATELY

CITYSIDE

In the other direction are Vancouver's unlimited urban experiences, with a world-class array of exciting excursions and everyday essentials. Boutiques and beaches. Parks and pain au chocolat. Seawall and social life. You'll be inspired by every element of this multifaceted setting.



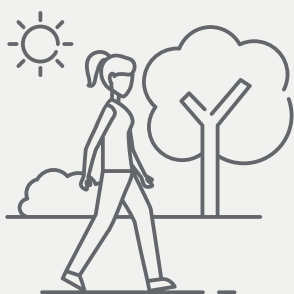
LIVELY AND LUSH

1818 Alberni is a coveted address nestled in an inviting downtown neighbourhood where stylish urban Vancouver mingles with the wild, wondrous nature of Stanley Park. Bask in spectacular city and ocean views, serene sunset strolls, and a lifestyle of comfort and convenience in the most livable city in the world.





Vancouver's Best Moments Start Here



98

**WALK
SCORE**



79

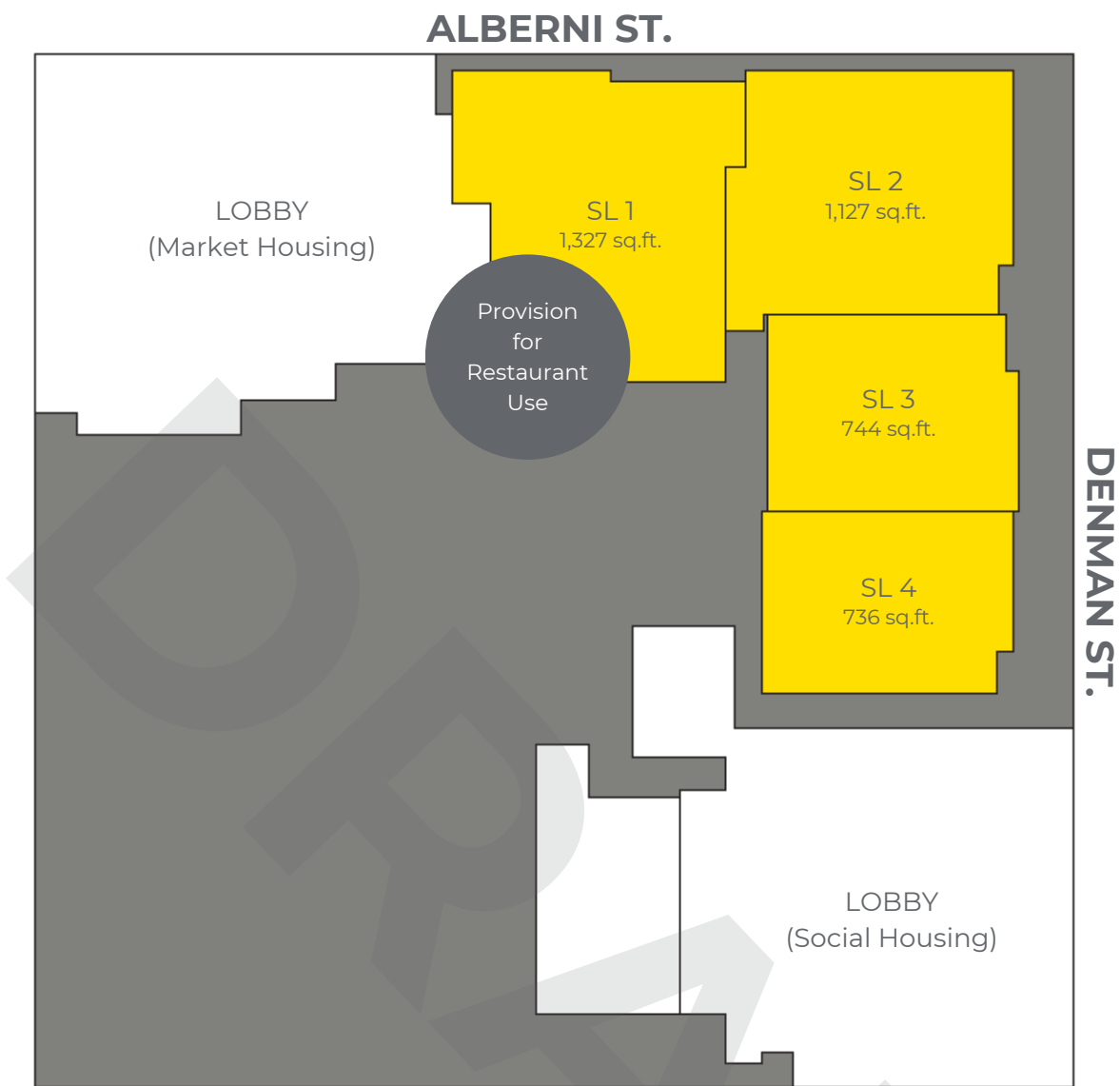
**TRANSIT
SCORE**



93

**BIKE
SCORE**

4 COMMERCIAL RETAIL UNITS FOR SALE



CRU	SIZE (APPROXIMATE)	CEILING HEIGHT	PRICE
SL 1	1,327 SQ. FT	APPROX 14.16'	\$ 3,899,900
SL 2	1,127 SQ. FT	APPROX 12.68'	\$ 3,999,900
SL 3	744 SQ. FT	APPROX 12.68'	\$ 2,599,900
SL 4	736 SQ. FT	APPROX 12.16'	\$ 2,399,900

DRAFT ONLY

This is not an offer for sale and is for information purposes only. Price do not include GST and may change without notice and are subject to availability. The above images and drawings are for illustration purposes only. Dimensions, sizes, areas, specifications, layout, and materials are approximate only and subject to change without notice. E.& OE

COMMERCIAL RETAIL UNITS **OVERVIEW**

OCCUPANCY
SUMMER 2026

PARKING STALL
TOTAL: 3 STALLS



PERMITTED ZONING

C-5A ZONING

SAMPLE BUSINESS UNDER C-5A ZONING
OUTRIGHT APPROVAL USES*

Fitness Centre	Child Day Care
Library	Beauty Salon
Office	Beauty & Wellness Centre
Grocery	Catering Establishment
Drug Store	Photography Studio
Retail Store	Restaurant - Class 1 **

***SL1 has provision for restaurant use*

*Specific permitted business use must be verified by purchasers

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1818 Alberni is prominently situated in Vancouver's renowned downtown neighborhoods, West-end and Coal Harbour. Witness the architectural marvels along **Alberni Street**.

Boasting excellent frontage onto both **Alberni Street and Denman Street**, commercial units at 1818 Alberni have incredible exposure to high levels of vehicular and pedestrian traffic.

Located adjacent to the globally celebrated **Stanley Park**, this spot attracts countless tourists and locals alike.

This highly sought-after luxury boutique development is located in close proximity to the following notable area tenants:



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AN INSPIRING IMPRESSION WITH HIGHER LIVING



FAST FACTS

- Excellent exposure to pedestrian & vehicular traffic on Alberni St. & Denman St.
- High profile Alberni Location with quick access to downtown Vancouver & Stanley Park
- High profile residential & business people traffic from the neighborhood & North Vancouver
- Restaurant opportunity





1400 ALBERNI



OVAL



1650 ALBERNI



RAPHAEL



CASCADE CITY



CHATEAU LAURIER

ENHANCE LIVE PROSPER

Landa homes are distinguished by their capacity to reflect the character of their communities. That's because every project, no matter the scope or scale, is distinct, carefully crafted to enrich its neighborhood through inspiring architecture and sensitive design. As evident with 1818 Alberni, we work with exceptional, highly acclaimed architects and designers to create homes that are sophisticated and significant, comfortable and creative, culminating in residences that feel like home from the moment you move in.

LANDA
GLOBAL PROPERTIES



1818

ALBERNI

BY FOAD RAFII

1818alberni.com

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