

// Kitsilano Investment  
Opportunity

# FOR SALE

**\$3,750,000**

1902 Blenheim Street, Vancouver



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Commercial Real Estate Advisors

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# INVESTMENT HIGHLIGHTS

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Experience the ultimate in convenience with this superior location, offering seamless access to downtown Vancouver and the bustling retail corridors of West 4th Avenue and Broadway in the heart of Kitsilano. Whether you're looking to enjoy vibrant shopping, dining, or entertainment options, everything you need is just moments away. Don't miss out on the perfect blend of accessibility and urban lifestyle that Kitsilano has to offer.

- Two-minute walk for major transit along West 4<sup>th</sup> and 15 minutes to Broadway 99 B-Line Express Bus
- Very strong walking score of 92 and biker's score of 95
- Gross Rental Potential of \$136,000 per year if the entire building was to be rented
- All units authorized (one large owner occupier 2,000 sq.ft. unit and six smaller units)
- One of Vancouver's core markets that has tremendous income & investment yield growth potential



# PROPERTY DETAILS



<b>Civic Address</b>	1902 Blenheim Street, Vancouver, BC V6K 4H9
<b>Legal Description</b>	Lot A of Lots 1 and 2 Block 25 District Lot 540 Plan 4188
<b>PID</b>	011-763-787
<b>Lot Size</b>	3,483 SF (Corner Lot)
<b>Building Size</b>	4,445 SF
<b>Zoning</b>	RT-8
<b>Year Built</b>	1915
<b>Construction</b>	Wood Frame
<b>Units</b>	7 (Seven) - All authorized by the City of Vancouver
<b>Parking</b>	Street parking + one garage
<b>Building Upgrades</b>	New Roof (2018) and new Boiler System (2022)
<b>Asking Price</b>	\$3,750,000.00

# INTERIOR PHOTOS



# LOCATION – KITSILANO

Nestled along Vancouver's stunning coastline, Kitsilano—affectionately known as "Kits"—has emerged as one of the city's most sought-after neighborhoods, seamlessly blending beachfront living with upscale amenities.

The area showcases a captivating mix of heritage homes, beautifully renovated condos, and modern residences that stretch from the waterfront to West 16th Avenue. This diverse real estate landscape has cultivated a vibrant community where residents of all ages thrive in an active, health-conscious environment.

Although the neighborhood is largely built out, its future holds exciting prospects with the development of new low-rise condos, revitalization projects, and the introduction of larger, contemporary homes. Kitsilano exemplifies the art of balancing tradition and innovation, creating a timeless community along the shores of Vancouver's dynamic landscape.



### Drive Times:

Kits Beach: **5 Minutes**  
UBC: **10 Minutes**  
Downtown: **13 Minutes**



### Walk Times:

West 4th Avenue: **2 Minutes**  
Transit (Bus) Stops: **2 Minutes**



### Amenities

Easy accessibility and close proximity to:



Grocery & Shopping



Health & Wellness



Banks & Financial Institutions



Parks & Animal Services



Restaurants & Fast Food

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# CONTACT

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All qualified purchasers will be given data room access following execution of a **confidentiality agreement**. Please contact the listing agents for pricing guidance.



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