

3590 West 39th Avenue at Dunbar

Prime Strata Retail Units **FOR SALE**

- › Strata units from 949 sf to 5,634 sf
- › 15 residential units above
- › Available 2023



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FOR SALE

3590 WEST 39TH AVENUE, VANCOUVER, BC

LOCATION

The development is located in the high end Dunbar-Southland neighbourhood which is next to Kerrisdale and Point Grey. The property is located on a prominent corner with high visibility on a vibrant retail strip.

The development is walking distance IGA, H Mart Grocery, liquor store and many other restaurants and services. UBC is minutes away as well as Shaughnessy and Point Grey Gold and Country Clubs.

PROPERTY HIGHLIGHTS

- Strata units from 949 sf to 5,634 sf
- West facing units
- New concrete construction
- Ample street parking
- Walking distance to most amenities
- Top rated private schools
- Corner property
- 15 residential units above

BUILDING

The building will be four storeys with concrete construction, air conditioning and underground parking. The building will include 4 retail units ranging in size from 949 square feet up to 5,634 square feet. There are five underground parking stalls allocated to the strata retail as well as ample street parking. Occupancy is projected to be in 2023.

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EXECUTIVE SUMMARY

MUNICIPAL ADDRESS	SL 1-4, 3590 West 39th Avenue, Vancouver, BC
PID	030-933-765
LEGAL DESCRIPTION	Lot 1 Block 14 District Lot 2027 Group 1 New Westminster District Plan Epp93856
POSSESSION	2023
CONSTRUCTION TYPE	Concrete
PARKING	Underground parking off W 40th Avenue and street parking along Dunbar Street
LOADING	1 Class B Loading Bay
ZONING	C-2
TRAFFIC COUNTS	19,932 VPD along Dunbar Street



- > Mixed-Use Development With 15 New Homes
- > Average Household Income (1km Radius): \$229,889
- > 6 Minute Drive To The University Of British Columbia

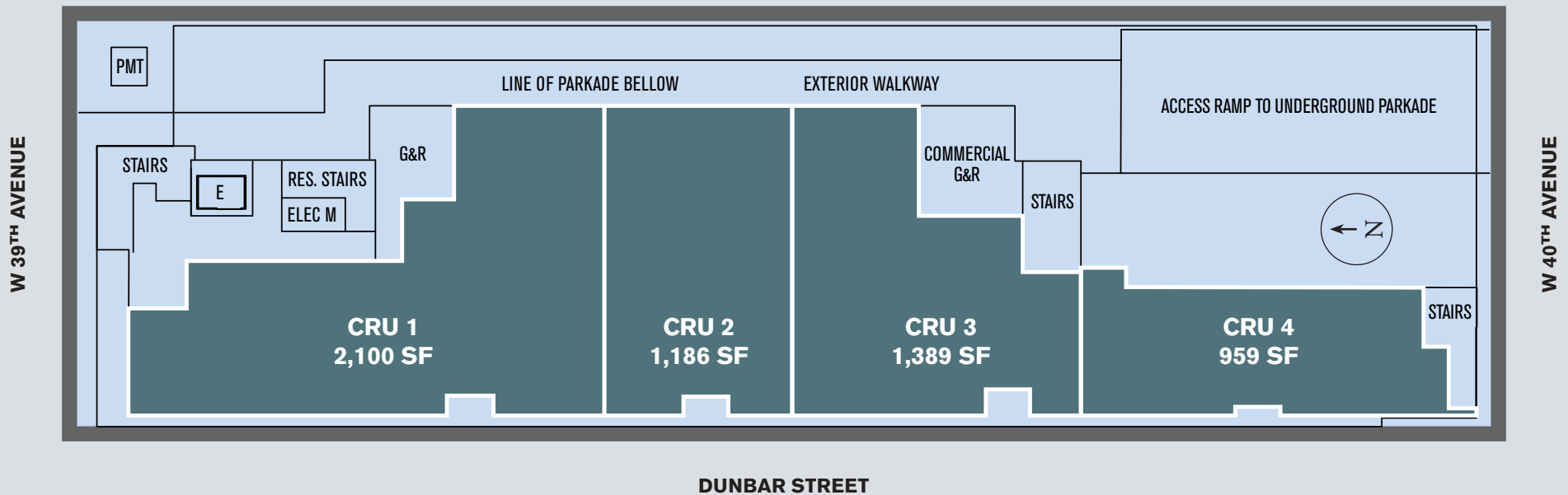
SITE PLAN

FOR SALE

3590 WEST 39TH AVENUE, VANCOUVER, BC

UNIT	ASKING PRICE
CRU 1	\$2,995,000
CRU 2	\$1,705,000
CRU 3	\$1,977,000
CRU 4	\$1,415,000

TOTAL: 5,634 SF



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