

FOR SALE

Prime West Broadway Investment Property



2958 WEST BROADWAY
VANCOUVER, BC

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Located in the heart of Kitsilano

LOCATION

Situated in the heart of Vancouver's vibrant Kitsilano neighborhood, 2958 West Broadway offers exceptional exposure along a high-traffic commercial corridor. Surrounded by boutique shops, cafés, restaurants, and wellness services, the area draws a steady mix of local residents and destination shoppers. With close proximity to UBC, beaches, and major transit routes, this desirable Westside location offers strong foot traffic, affluent demographics, and long-term investment stability.

PROPERTY & INVESTMENT HIGHLIGHTS

- Stable Holding Income
- High Traffic Location
- Future Development Potential
- Flexible C-2C zoning in place
- Hassle Free Investment
- Upside in rents

BUILDING

The property is improved with a single storey building constructed in 1999 and well maintained by the original owners. The building is demised into 3 retail units, each separately metered with individual rooftop HVAC units. The attractive brown brick façade offers strong curb appeal and a professional street presence. There is rear lane access to the building with a convenient loading zone plus 3 surface parking stalls.



REAR OF BUILDING

FOR SALE

2958 WEST BROADWAY, VANCOUVER, BC

EXECUTIVE SUMMARY

MUNICIPAL ADDRESS	2958 West Broadway, Vancouver, BC
LEGAL DESCRIPTION	Lot 1 Block 33 District Lot 192 Group 1 NWD Plan LMP39027
PID	024-250-058
LOT SIZE	5,218 square feet
FRONTAGE	50 feet
BUILDING SIZE	3,961 square feet
ZONING	C-2C (Commercial)
NET OPERATING INCOME	\$148,238 (escalating rents)
TENANCY DETAILS	Contact Listing Agent
ASKING PRICE	\$5,500,000

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