



For Sale

# Strata Titled Mixed-Use Building

3155 Kingsway, Vancouver, BC

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# Investment Highlights

- Fully leased, strata titled East Vancouver retail and residential building
- Excellent opportunity for investors: Rental rate upside on both retail and residential rents
- User opportunity: potential for full or partial possession of ground floor commercial (802 SF – 1,620 SF)
- 3-storey, 4,932 SF building with five secured parking stalls and rear loading
- Four two bedroom, two bathroom residential units, above two retail units
- Building is strata titled and can be sold off as individual units
- Priced well below assessment value (\$4,039,000) and replacement cost
- High quality construction built in 2011, woodframe above concrete
- High exposure location on Kingsway near Joyce, just a 10 minute walk to Joyce Collingwood Station, a 5-minute drive to Metrotown, and a 10 minute drive to Highway 1
- **Asking price: \$3,688,000 (4% cap rate, \$694/SF residential, \$858/SF retail)**



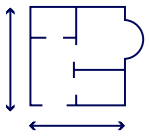


# Salient Details

Zoning	C-2
Lot Size	33' x 107' (3,531 SF)
Year Built	2011
Net Rentable Area	4,932 SF
Gross Building Area	6,392 SF
Units	All 6 units are under separate strata titles
Net Operating Income (Actual 2024)	\$147,459

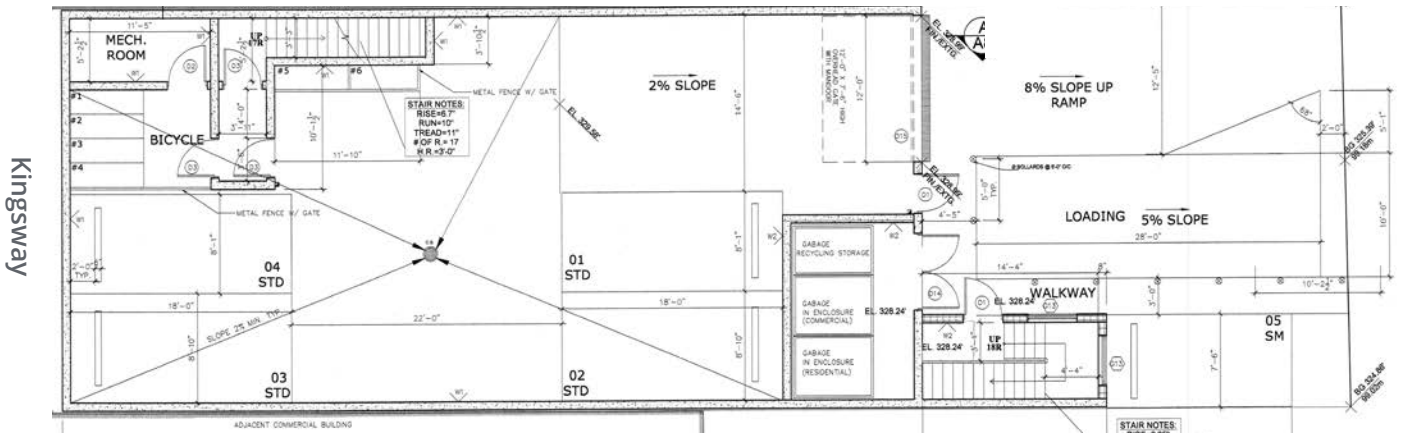
## Unit Summary

Strata Unit	Use	Unit Size (SF)	Monthly Gross Rent
3157 Kingsway	CRU	818	\$3,240
3159 Kingsway	CRU	802	\$3,240
201	Residential (2bed/2 bath)	790	\$2,650
202	Residential (2bed/2 bath)	785	\$1,810
301	Residential (2bed/2 bath)	861	\$2,052
302	Residential (2bed/2 bath)	876	\$2,800
<b>Total</b>		<b>4,932</b>	<b>\$15,792</b>

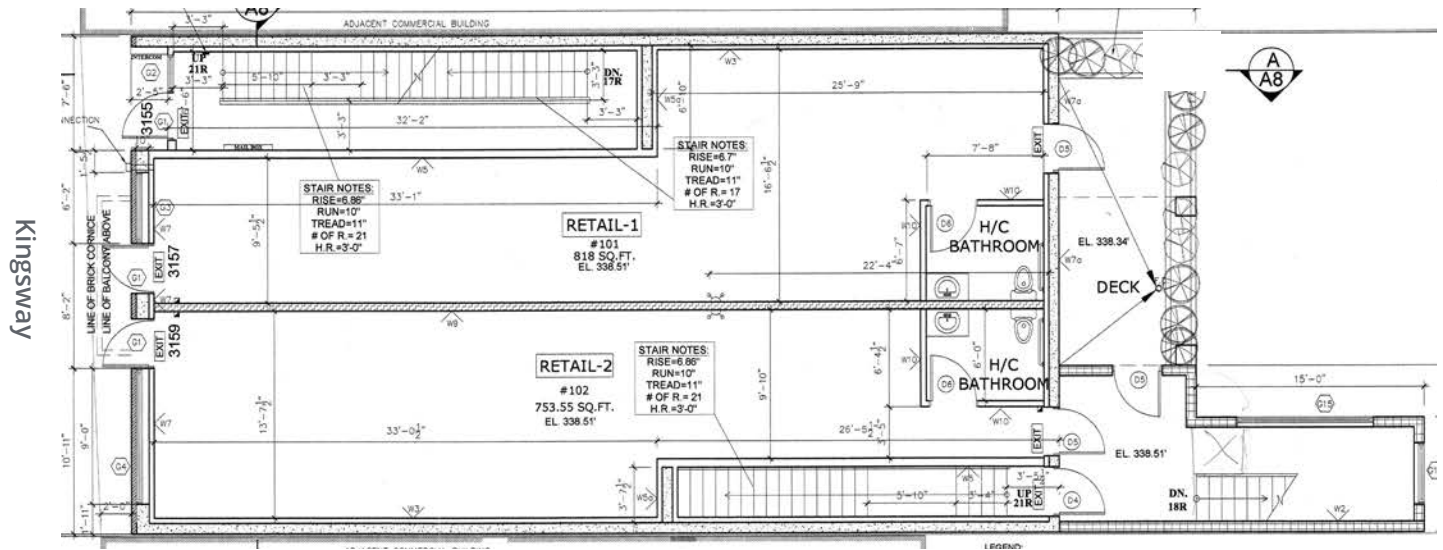


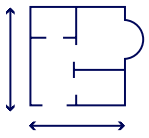
# Building Floor Plans

## Underground Parking



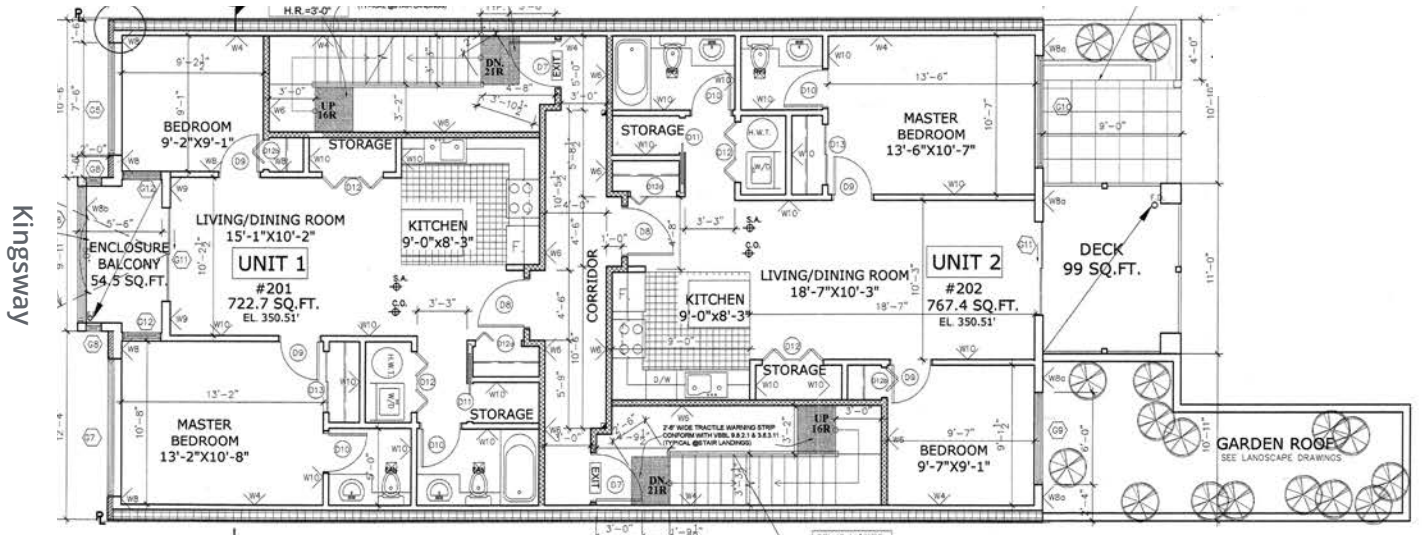
## First Floor - Commercial



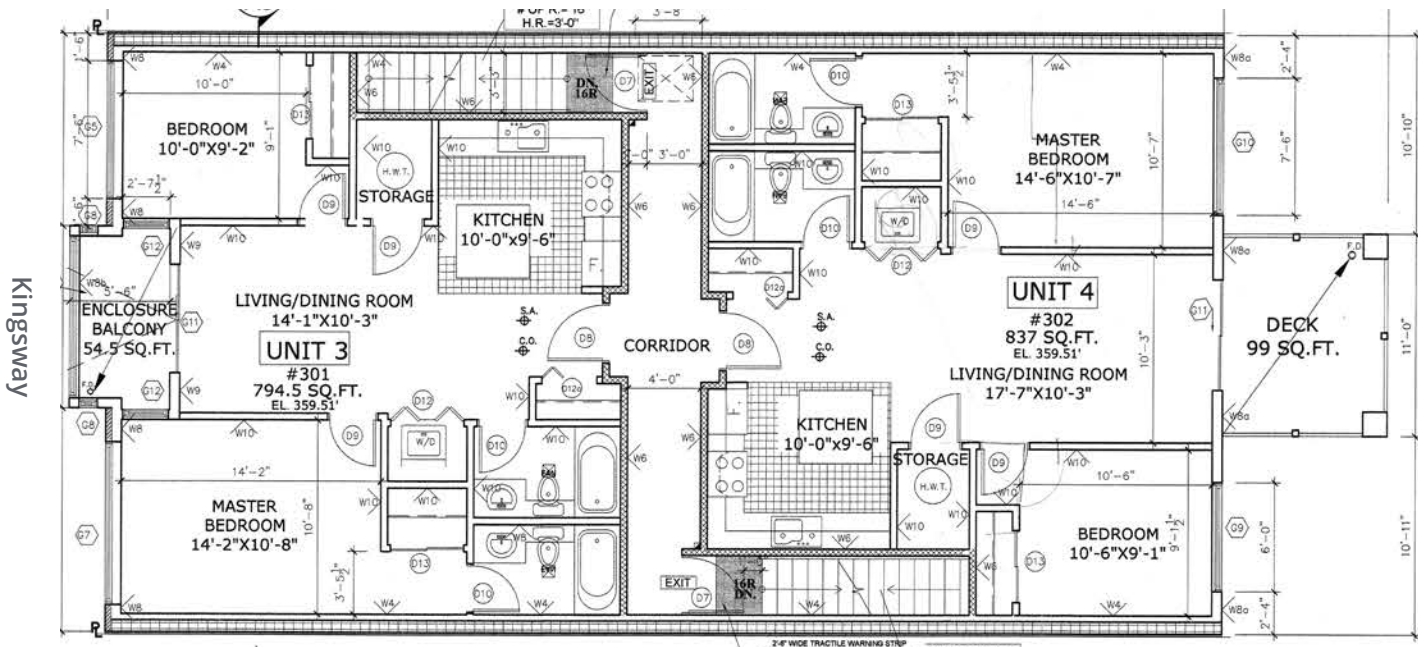


# Building Floor Plans

## Second Floor - Residential



## Third Floor - Residential





# Location Overview

The property is located on Kingsway between McKinnon Street and McHardy Street in the growing Joyce Collingwood Area. Joyce Collingwood Station is a short 10 minute walk away, and Metrotown is a 5 minute drive away.

- Joyce-Collingwood Station (10 minute walk)
- Metrotown (5 minute drive)
- Killarney Community Centre (5 minute drive)
- Collingwood Park (2 minute walk)



Bike Score

83



Walk Score

88

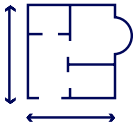


Transit Score

77

## Location Map





# Strata Value Analysis

The Property comprises six (6) strata units that have been retained by the owner since the building's completion. Based upon the asking price, the Property is being offered at a significant discount to the market average for individual residential and retail strata sales in East Vancouver.

Asking price \$3,688,000

Equivalent average strata value:

Residential \$694/SF

Retail \$858/SF

Unit	Unit Size	Assessment Value (2025)	Per SF
3157	818	\$742,000	\$907
3159	802	\$759,000	\$946
201	790	\$591,000	\$748
202	785	\$621,000	\$791
301	861	\$641,000	\$745
302	876	\$685,000	\$782
<b>Total \$4,039,000</b>			

## Sales Comparable Analysis

### Residential

Median Resale Price of Condo East Vancouver 2024 YTD **\$976 per SF**

Median Resale Price of Condo (built 2011 or older) East Vancouver 2024 YTD **\$885 per SF**

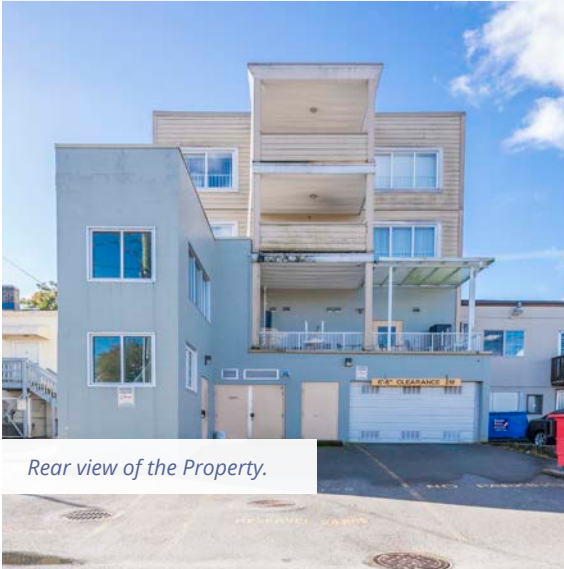
Median Resale Price of Condo (built 2011 or older) East Vancouver – Collingwood Sub area 2024 YTD **\$867 per SF**

### Retail

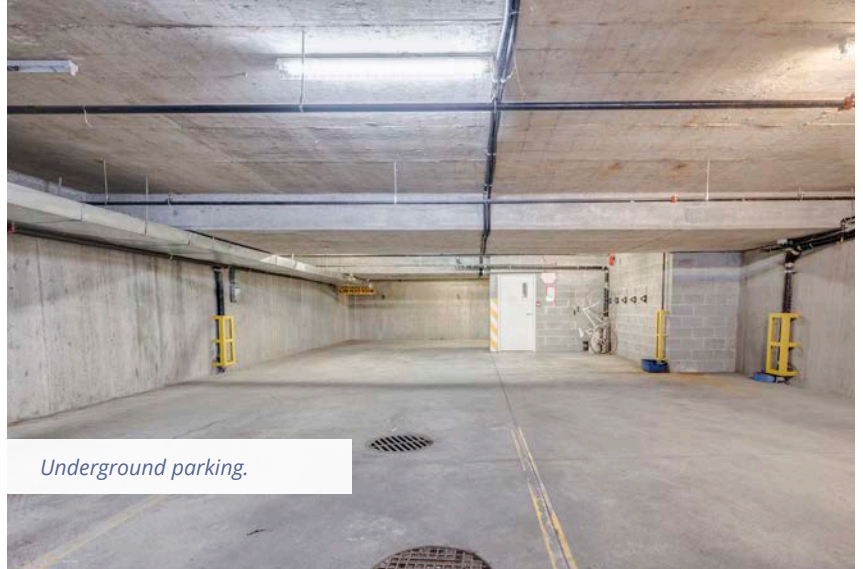
Median Resale Price of Retail Strata East Vancouver 2024 YTD\* **\$1,172 per SF**  
\*average year of construction 2009

Average Resale Price of Retail Strata on Kingsway 2024 YTD\*\* **\$1,064 per SF**  
\*average year of construction 2009

# Building Interiors



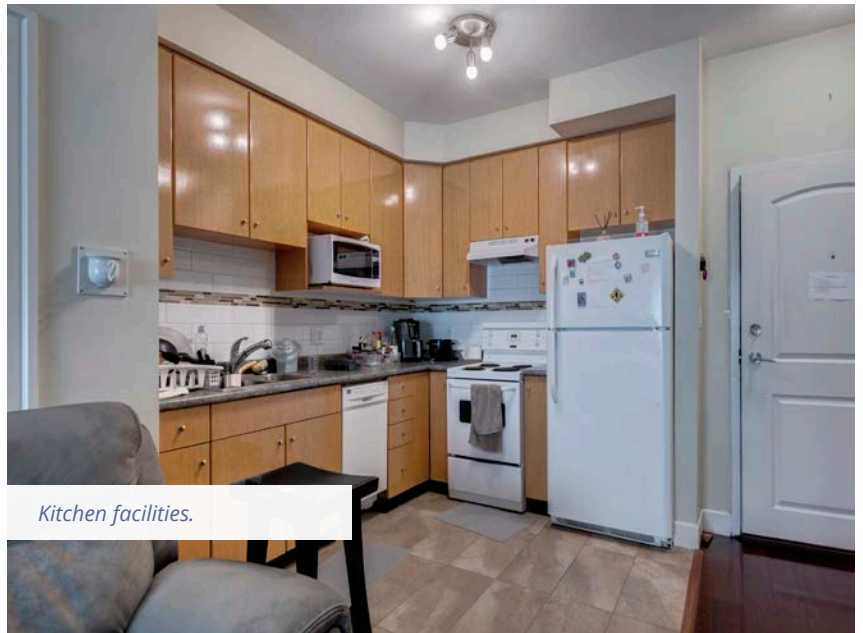
*Rear view of the Property.*



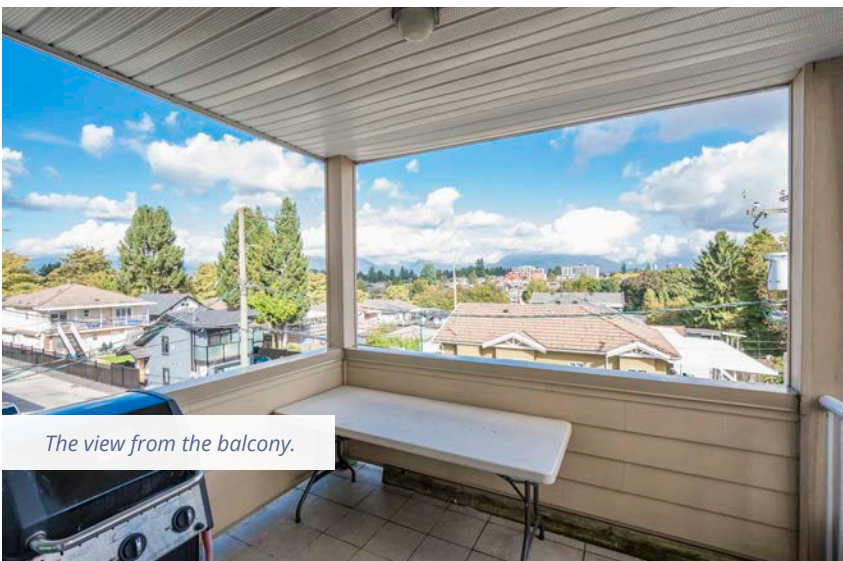
*Underground parking.*



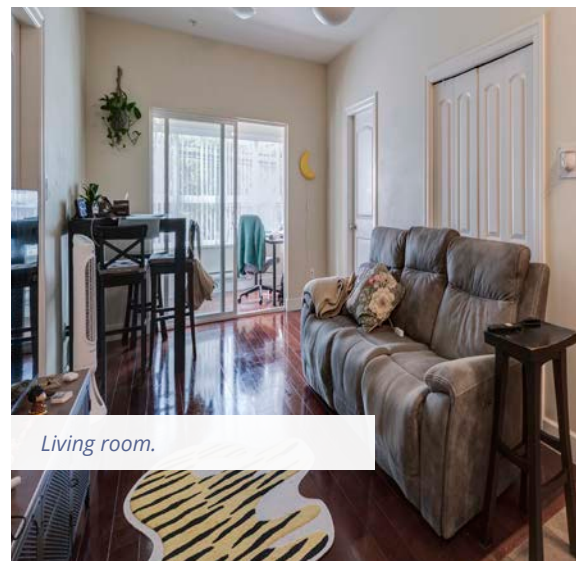
*Open working spaces.*



*Kitchen facilities.*



*The view from the balcony.*



*Living room.*



# 📁 Neighbourhood & View Photos



Local library.



Residential views to the north.



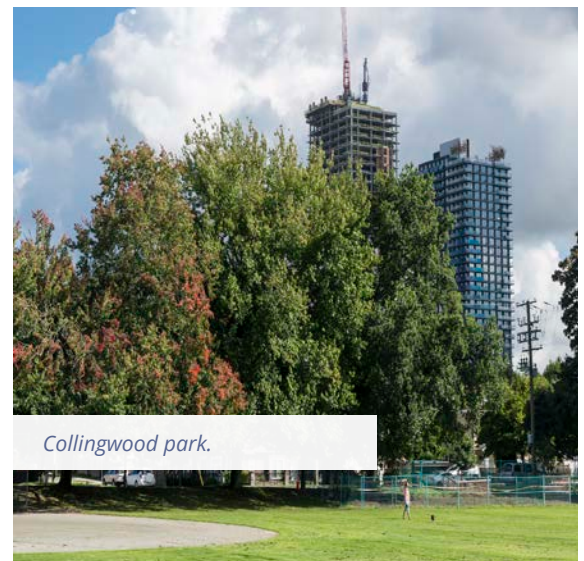
Local restaurants.



Local Shopping.



Local High Street.



Collingwood park.



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