

FOR SALE

Prime Kerrisdale Investment Property



2171 WEST 41ST AVENUE
VANCOUVER, BC

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Located on Kerrisdale's best block

LOCATION

The Subject property is located in Kerrisdale which is one of Vancouver's most prominent and desirable neighborhoods. At the heart of Kerrisdale is West 41st Avenue which is a bustling, energetic and popular shopping destination for locals and tourists alike.

Built on a solid foundation of long time businesses such as Hill's of Kerrisdale, Buchan's Stationery and Thomas Hobbs Florist to name a few Kerrisdale grows in popularity year after year making it one of the toughest retail markets in Vancouver for tenants to secure high quality retail premises.

PROPERTY HIGHLIGHTS

- Concrete Building
- High Traffic Location
- AAA tenant
- Well Maintained Building
- Hassle Free Investment
- Escalating Rents

BUILDING

The property is improved with a single storey concrete building which was built in 2003. The long time owners constructed the building to a very high standard. There is a custom designed poured concrete storefront which provides commanding street presence. The mechanical systems are to a high spec and the Building has been meticulously maintained. There is convenient loading at the rear plus 2 surface parking stalls.



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TENANCY

The rentable area of the Building is 2,647 sf and is 100% leased by LensCrafters who operate more than 70 stores across Canada. The Lease expires on October 31st, 2028.

EXECUTIVE SUMMARY

MUNICIPAL ADDRESS	2171 West 41st Avenue, Vancouver, BC
LEGAL DESCRIPTION	Lot C Block 17 District Lot 526 Group 1 NWD Plan BCP5592
PID	025-657-631
LOT SIZE	25 feet x 113 feet
BUILDING SIZE	2,647 square feet
ZONING	C-2 (Commercial)
NET OPERATING INCOME	\$164,114* plus 5% management fee (*Starting Nov. 2025)
COMMERCIAL LEASE DETAILS (BASIC RENT)	Nov. 1, 2024 to Oct. 31, 2025 @ \$59.00 psf Nov. 1, 2025 to Oct. 31, 2027 @ \$62.00 psf Nov. 1, 2027 to Oct. 31, 2028 @ \$64.00 psf
ASKING PRICE	\$5,280,000

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