

3424 W BROADWAY, VANCOUVER
RETAIL OWNER-OCCUPIER OPPORTUNITY IN KITSILANO

**FOR
SALE**



WILLIAM | WRIGHT

KATIE ZOLADEK
katie.zoladek@williamwright.ca
604.428.5255





3424 W Broadway, Vancouver

Owner-occupier opportunity for a prime Leasehold strata lot in one of Vancouver's sought-after retail nodes, W Broadway, in the Kitsilano neighborhood. This space is perfect for a business owner looking to acquire and invest in their own retail unit. Nestled among retailers and restaurants and benefiting from an abundance of free street parking with two secured underground parking stalls and a new roof, this property is turn-key, allowing for a variety of business uses under the C-2C1 zoning.



Highly visible industrial
showroom space



Lots of parking and rear
grade-level loading



Flexible zoning allows
for many types of uses/
businesses



Exterior signage opportunity
available



Salient Facts

| | |
|----------------|--------------|
| Size | +/- 953 SQFT |
| Parking | 2 stalls |
| Zoning | C-2C1 |
| Property Taxes | \$10,445.80 |
| Strata Fees | \$513.13 |
| PID | 019-041-446 |
| Price | \$759,000.00 |



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.





DRIVING DISTANCES

JERICHO BEACH ----- 5 MINUTES
UBC ----- 10 MINUTES
MUSEUM OF VANCOUVER ----- 11 MINUTES
DOWNTOWN VANCOUVER ----- 17 MINUTES

JERICHO BEACH >

BUSES: 9, 14, N17

TRUE CONFECTIONS

SUBJECT PROPERTY

GREEN LEAF SUSHI

TD BANK

VANCITY

F45 TRAINING

SUNGIVEN FOODS

MCDONALD'S

SLEEP COUNTRY

98

WALKER'S
PARADISE

91

BIKER'S
PARADISE

71

EXCELLENT
TRANSIT



Location

Kitsilano is renowned for its relaxed, beachside atmosphere, diverse dining options, boutique shopping, and active lifestyle amenities. The area is home to iconic destinations such as Kitsilano Beach, Vanier Park, and the Museum of Vancouver, attracting both locals and tourists alike.

Contact Listing Agent

KATIE ZOLADEK

katie.zoladek@williamwright.ca

604.428.5255