



2928 Granville Street | Vancouver, BC

FOR SALE | Investment / Owner-User Opportunity

Rare opportunity to acquire a 7,268 square foot, freestanding building along the prestigious South Granville retail strip home to luxury retailers such as Restoration Hardware, Pottery Barn and high-end boutiques and restaurants. There is an immediate opportunity to occupy 2,518 SF on the 2nd floor of the building, which has recently undergone renovations and was last used as an art gallery space.

2928 Granville Street Vancouver, BC

Location / Building

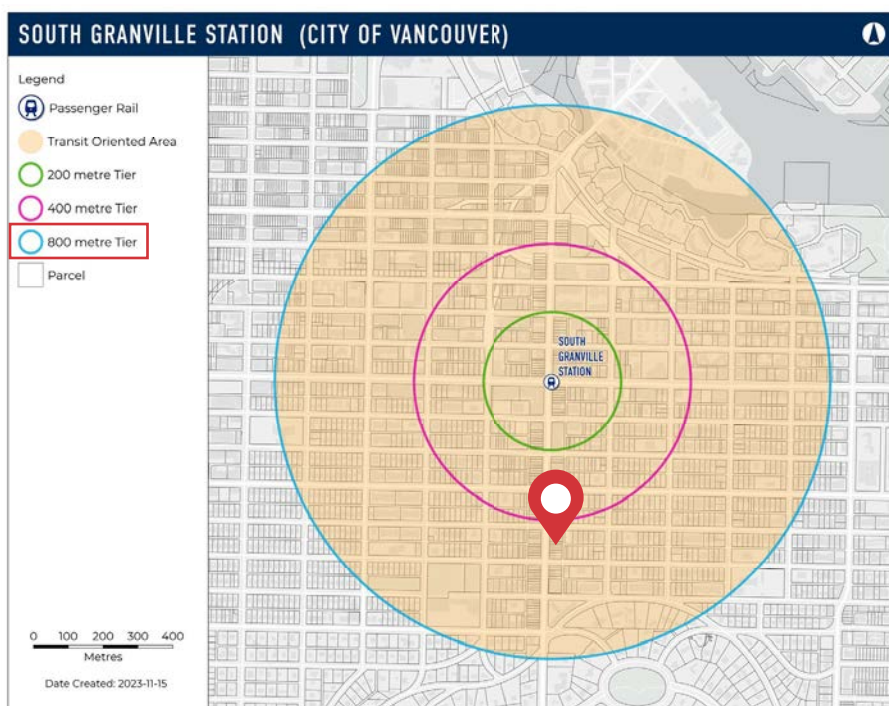
This property is located on the east side of Granville St between West 13th and 14th Avenue along the popular South Granville shopping district. It is a vibrant neighbourhood known for its mix of affluent residential and commercial space and is characterized by tree-lined streets, boutiques, art galleries and a variety of dining options. It is just shy of 500 metres from the new SkyTrain Station at the corner of Broadway and Granville Street and is also on a major bus route and minutes from Downtown.

Originally constructed in 1912, this building has some historic relevance being home to Vancouver's oldest Art Gallery, The Art Emporium's est. 1897 which operated on the 2nd floor of the building until 2023. The main floor is being occupied by The Latest Scoop, who opened their first permanent store here in 2016 after having success with the location as a pop-up store.

TOD (Transit Oriented Development)

This property falls within the 400 to 800 metre Tier from a SkyTrain Station, which would allow for a minimum of up to 8 storeys and a 3.0 FSR.

Learn more about TOD areas: <https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/housing-initiatives/transit-oriented-development-areas>



Property Details

Legal Description

LOT 5, BLOCK 431, PLAN
VAP1276, DISTRICT LOT 526,
NEW WESTMINSTER LAND
DISTRICT
PID: 014-671-611

Building Size

Main Floor - The Latest Scoop	3,266 SF
2 nd Floor - Vacant	2,518 SF
Basement	1,484 SF
Total	7,268 SF

Lot Size

3,241.18 SF (27' x 120')

Zoning

C-3A - Commercial

Property Taxes (2024)

\$61,616.40

Net Income

Contact Listing Agent

Price

\$6,299,000

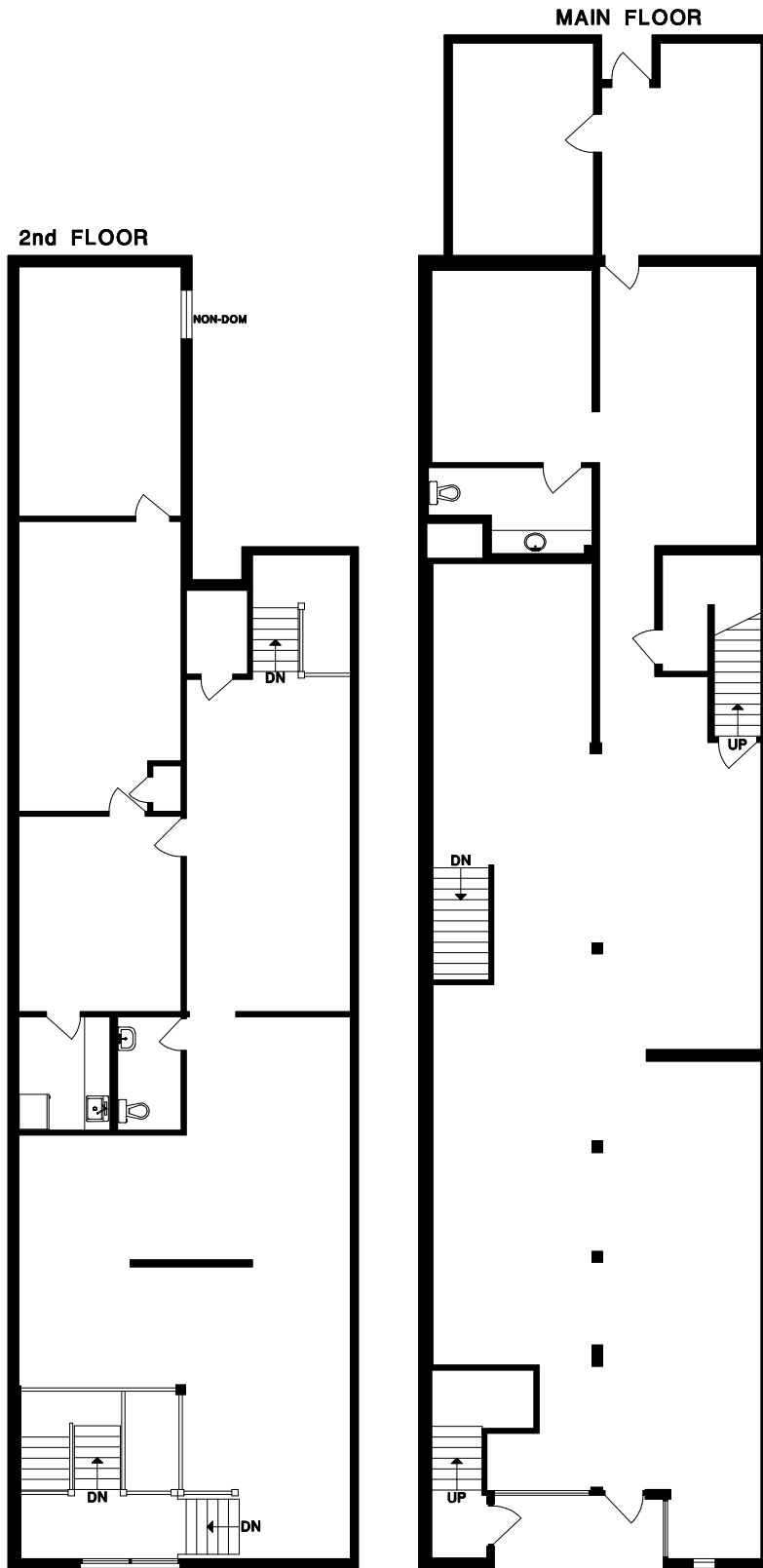
Conor Finucane*

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Floor Plan

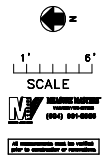


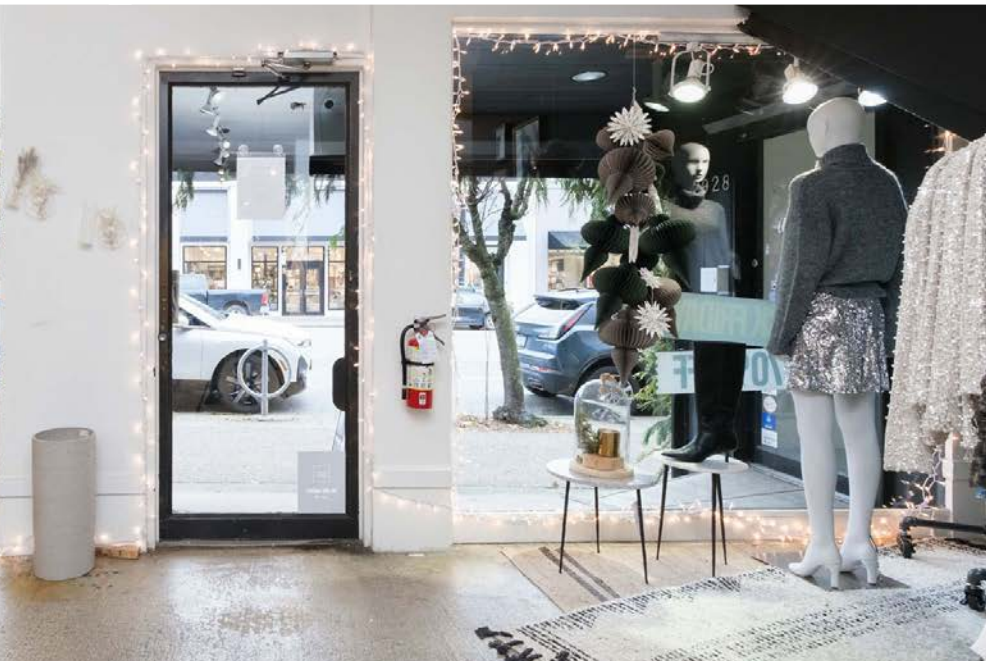
EXISTING PROPERTY AT:
2928 GRANVILLE STREET
VANCOUVER, B.C.

OCCUPANT AREA:

2ND FLOOR	2518 SQ. FT.
MAIN FLOOR	3266 SQ. FT.
BASEMENT	1484 SQ. FT.
* TOTAL	7268 SQ. FT.

*In accordance with Retail Buildings:
 Standard Method of Measurement
 (ANSI/BOMA Z65.5-2020)







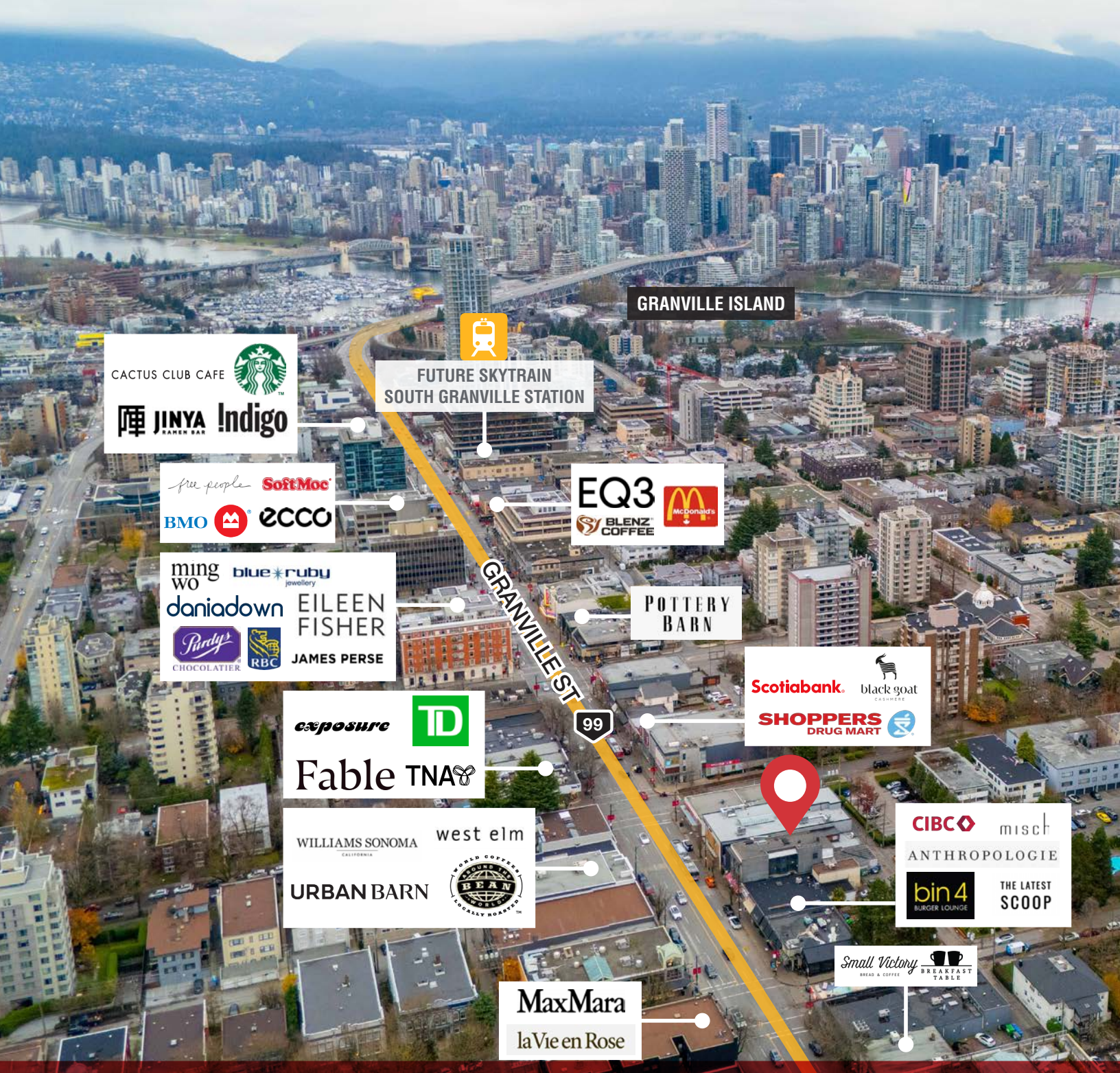
DIGITALLY STAGED AS AN ART GALLERY



DIGITALLY STAGED AS A RESTURANT



DIGITALLY STAGED AS AN OFFICE



GRANVILLE ISLAND



**FUTURE SKYTRAIN
SOUTH GRANVILLE STATION**

CACTUS CLUB CAFE

陣 JINYA **Indigo**

free people **SoftMoc**

BMO **ECCO**

EQ3

BLENZ COFFEE

ming wo blue ruby jewelry

daniadown **EILEEN FISHER**

JAMES PERSE

POTTERY BARN

exposure

Fable **TNA**

Scotiabank

SHOPPERS DRUG MART

WILLIAMS SONOMA **west elm**

URBAN BARN

CIBC **misch**

ANTHROPOLOGIE

bin 4 **THE LATEST SCOOP**

MaxMara

la Vie en Rose

Small Victory

BREAD & COFFEE **BREAKFAST TABLE**

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