

**AVISON
YOUNG**

For Sale

**2064 West 41st Avenue
Vancouver, BC**



Opportunity to acquire a boutique development site in Vancouver's desirable Kerrisdale neighbourhood





Michael Buchan*, Principal
604 647 5079
michael.buchan@avisonyoung.com
**Michael Buchan Personal Real Estate Corporation*

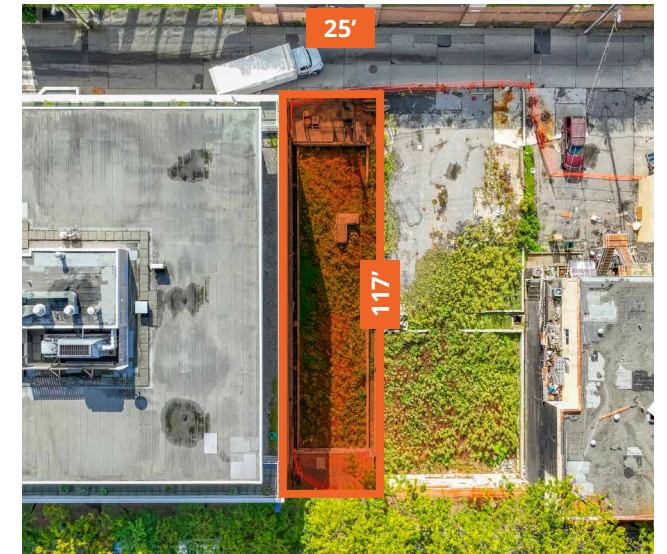
Mitchell Knoepfel, Senior Associate
604 757 4942
mitchell.knoepfel@avisonyoung.com

Megan Low, Associate
604 646 8389
megan.low@avisonyoung.com



Property highlights

-  Development-ready; no rezoning necessary
-  Highly desirable neighbourhood
-  Seamless connectivity via multiple arterial routes and frequent transit
-  Surrounded by amenities and services



Property summary

ADDRESS

2064 West 41st Avenue, Vancouver, BC

PID

013-413-449

LEGAL DESCRIPTION

Lot 7, Except The North 7 Feet Now Road And Part In Explanatory Plan 6327 Of Lot 4 Block 15 District Lot 526 Plan 2821

LOT SIZE

2,936 sf

DIMENSIONS

25 feet x 117 feet

ZONING

C-2 Commercial

FSR

2.5 (mixed-use condo)
3.5 (mixed-use rental)

SALE PRICE

Contact Listing Agents

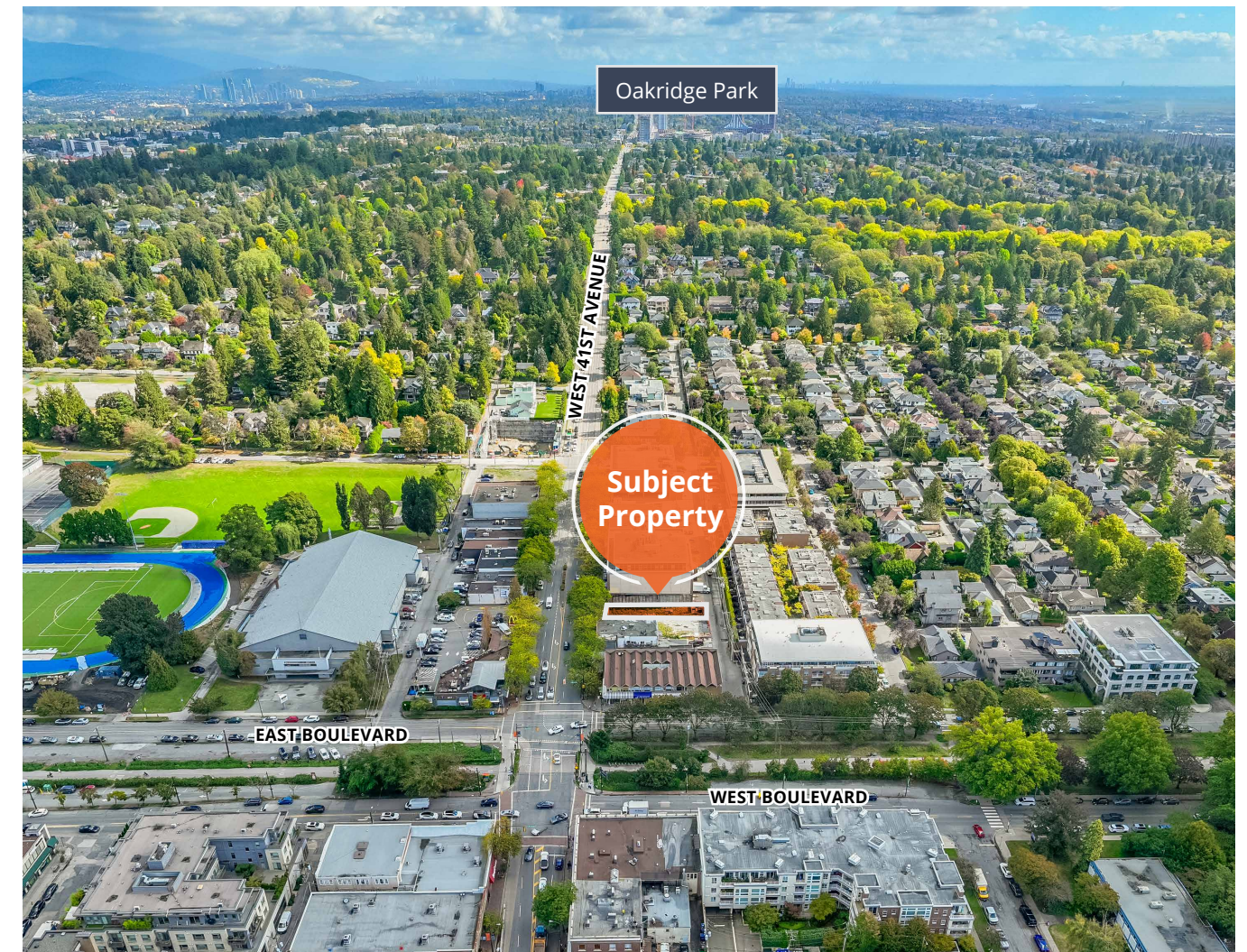
Opportunity

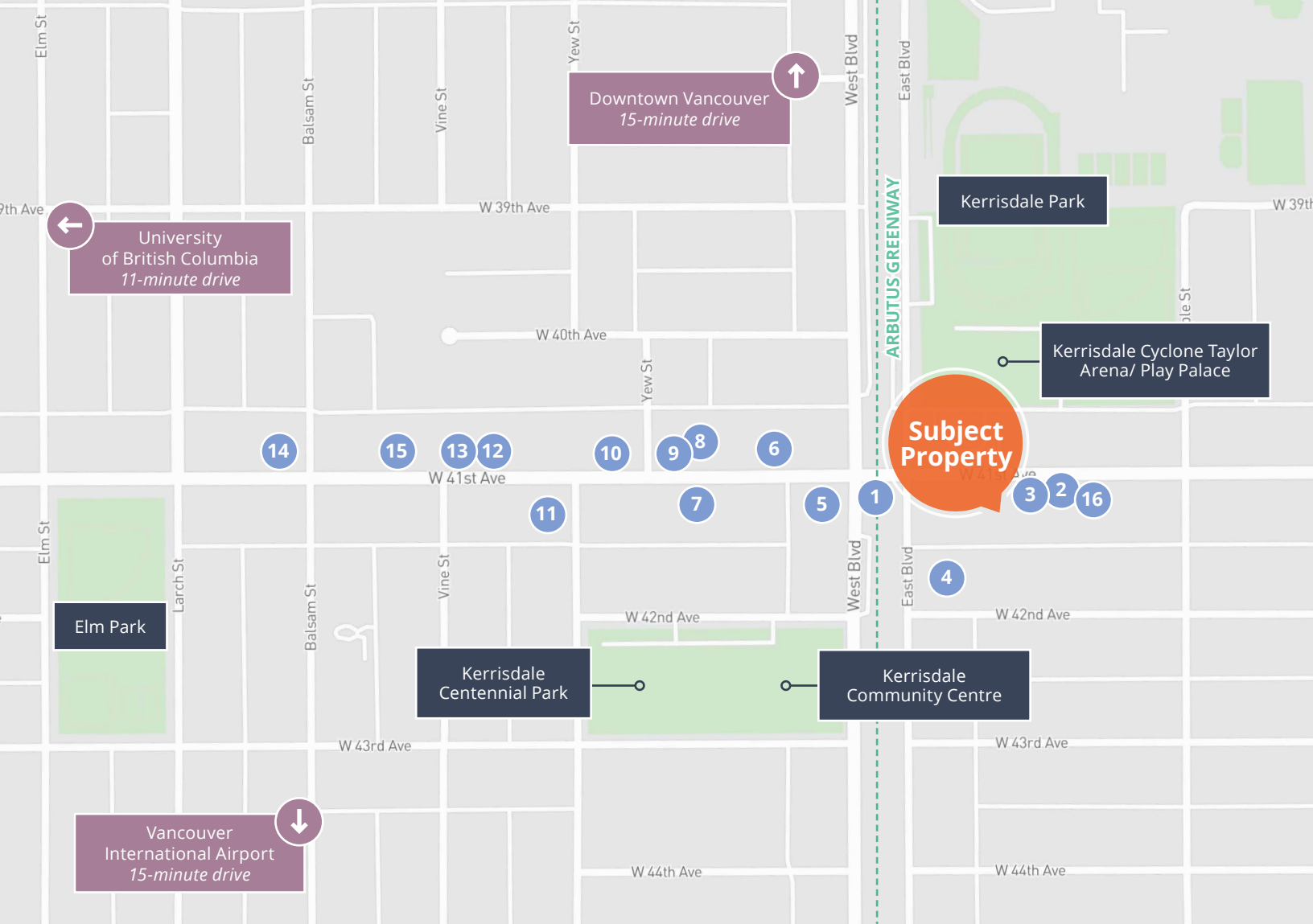
Avison Young is pleased to present the opportunity to purchase rarely available property within Vancouver's sought-after Kerrisdale neighbourhood, directly on the main commercial corridor of West 41st Avenue. The property is well positioned with amenities such as Kerrisdale Arena, Kerrisdale Pool, London Drugs, Honolulu Coffee and BC Liquor all located within one block, with many more amenities only steps further. The site is currently vacant, ready to proceed directly to development permit without the need for rezoning.

Location

The property is located in Vancouver's west side in the highly desirable and historic Kerrisdale neighbourhood. Kerrisdale is a mature community with stunning tree-lined streets comprising beautiful single-family homes and low- to high-rise apartment buildings. The heart of the neighbourhood is known as "The Village", the main shopping district, which extends from Larch Street to Maple Street. This commercial area is characterized by a healthy and diverse mix of shops, restaurants and services including large chains such as Starbucks but predominantly independent Kerrisdale staples such as Minerva's and Buchan's.

The area is well positioned within Vancouver and has excellent access to surrounding neighbourhoods, Downtown Vancouver and Richmond via the arterials of West 41st Avenue, East and West Boulevards and Granville Street. Both Downtown Vancouver and Vancouver International Airport can be reached in 15 minutes. Additionally, the community is serviced by the R4 Rapid Bus, providing a swift connection from UBC to Joyce-Collingwood SkyTrain station, running along West 41st Avenue through Kerrisdale.





Amenities

- | | |
|-----------------------------------|-------------------------------------|
| 1. Honolulu Coffee Kerrisdale | 9. Starbucks |
| 2. Pharmasave Kerrisdale | 10. Kin's Farm Market |
| 3. BCLIQUOR | 11. Wak Wak Burger |
| 4. London Drugs | 12. Ramen DANBO |
| 5. Burrata Pizzeria | 13. Shoppers Drug Mart |
| 6. Buchan's Kerrisdale Stationery | 14. Minerva's |
| 7. Faubourg | 15. Saint Germain Bakery |
| 8. Jess' Cafe | 16. Golden Ocean Seafood Restaurant |

Contact for more information

Michael Buchan*, Principal
 604 647 5079
 michael.buchan@avisonyoung.com
**Michael Buchan Personal Real Estate Corporation*

Mitchell Knoepfel, Senior Associate
 604 757 4942
 mitchell.knoepfel@avisonyoung.com

Megan Low, Associate
 604 646 8389
 megan.low@avisonyoung.com

#2900-1055 West Georgia Street
 P.O. Box 11109 Royal Centre
 Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

© 2024, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Platinum member