

For Sale

Mixed-Use Property in the Victoria-Fraserview Neighbourhood

1982-1992 Prestwick Drive, Vancouver, BC

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The Opportunity

We are pleased to offer the opportunity to purchase a three-storey stratified residential and retail building. The offering is located along Victoria Drive in Vancouver's Victoria-Fraserview neighbourhood.



Mixed-use building, with partial renovations in recent years.



Excellent investment opportunity with upside on rents and potential to occupy ground floor commercial space.



Located on the southwest corner of Victoria Drive and Prestwick Drive, just steps from schools, parks and amenities.

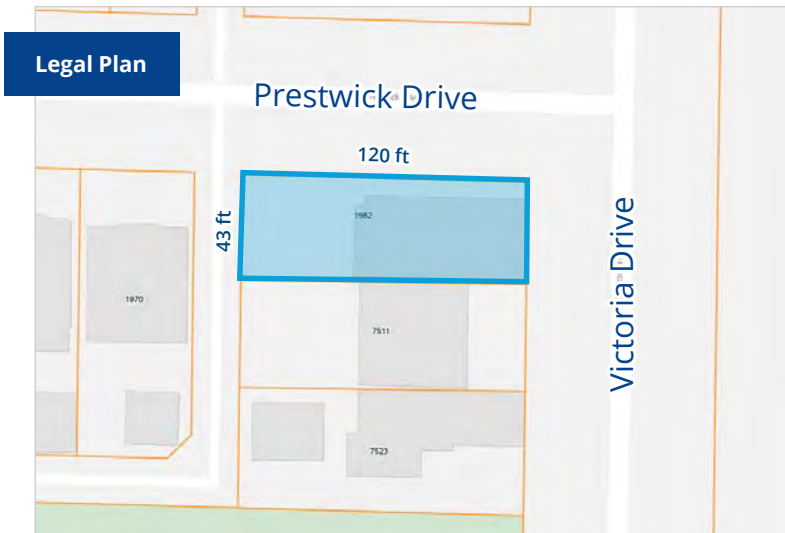


High-exposure corner for vehicle and pedestrian traffic.



C-1 zoning (commercial/ low-rise residential), with potential for land assembly and future redevelopment opportunities.





Salient Facts

Address

1982-1992 Prestwick Drive, Vancouver, BC

Current Improvements

Three-storey mixed-use stratified building comprising of two retail units and 4 residential units above.

Location

Located on the southwest corner of Victoria Drive and Prestwick Drive

Zoning / OCP

C-1 - Commercial / Victoria-Fraserview

Units

Type	# Units	Avg. Size	Total
Two Bed	4	765 SF	3,059 SF

Lot Area

5,242 SF (120ft x 43ft)

Year Built

1991

Gross Taxes (2025)

\$19,460.73

Parking Stalls

5 secured parking stalls

Assessed Value (2025)

Land:	\$2,856,000
Building:	\$549,700
Total:	\$3,405,700

Net Rentable Area

Residential:	3,059 SF
Commercial:	1,452 SF
Total:	4,511 SF

Asking Price

\$3,300,000



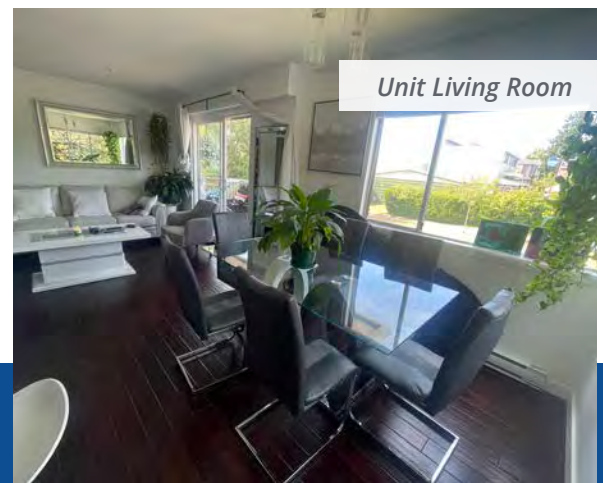
Building Exterior



Unit Bathroom



Unit Kitchen



Unit Living Room



Ground Floor Commercial



Fraserview Golf Course



Sir James Douglas Elementary



Vancouver Public Library - Fairview



Fraser River Trail

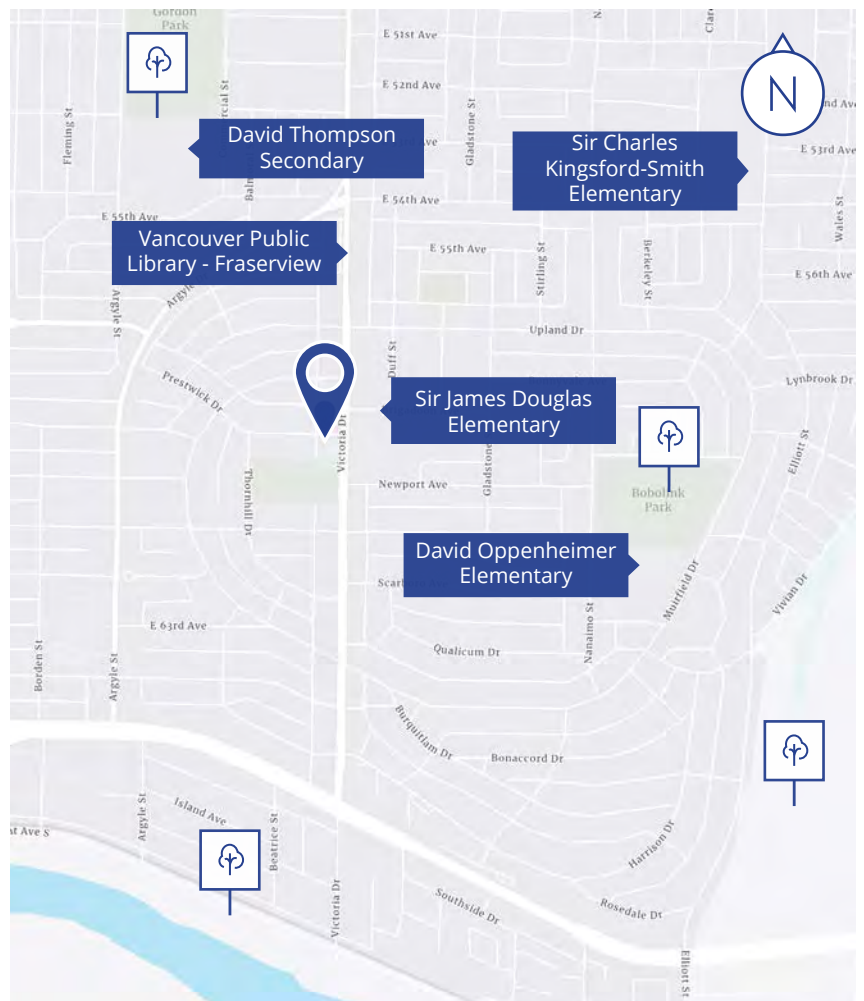


Fraserview

Victoria-Fraserview remains one of Vancouver's most compelling residential communities, offering a strategic location, cultural diversity, and authentic neighbourhood character that distinguishes it from Vancouver's more affluent districts.

Conveniently located in southeast Vancouver, the neighbourhood is just above Marine Drive and west of Knight Street, creating a well-defined community with clear boundaries and a distinct identity. This positioning offers residents the rare combination of suburban quietness and urban accessibility that defines successful residential investment opportunities.

With over 30,000 residents calling this unique area home, Victoria-Fraserview represents one of Vancouver's most multicultural neighbourhoods, where more than half the population is of Chinese heritage, creating a thriving multicultural community where the majority of residents speak English as a second language.



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