

# FOR SALE

## 3357 West 4th Avenue

Vancouver, BC

*Mixed-Use / Owner-User or Value-Add Investor Opportunity*

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REAL ESTATE GROUP

Macdonald  
COMMERCIAL

## LOCATION

West 4th Avenue in Kitsilano, Vancouver, epitomizes a vibrant blend of urban flair and coastal charm. This bustling strip, stretching from Burrard Street to Alma Street, is lined with eclectic shops, trendy boutiques, and a diverse range of eateries offering everything from artisanal coffee to international cuisine. During the day, locals and visitors alike explore the unique fashion finds and outdoor gear while enjoying the neighborhood's relaxed yet bustling atmosphere. As evening falls, West 4th Avenue transforms into a lively hub with lively bars, cozy pubs, and restaurants serving up craft beers and live music, reflecting its community spirit and vibrant nightlife.

## OPPORTUNITY

Luk Real Estate Group is pleased present the opportunity to acquire a boutique mixed-use building in Kitsilano with unobstructed frontage along West 4th Avenue. This property contains 4 residential units (4 one-bedrooms), 1 vacant retail unit, and a separate storage premises accessed through the lane. The property is perfect for owner-users seeking to occupy the retail premises and take advantage of the excellent exposure along West 4th Avenue or investors looking for a value-add opportunity or a chance to acquire a freestanding Kitsilano asset to hold for the long-term. The property's premium location and favourable existing zoning is suitable for many businesses and building typologies. Under the existing C-2 zoning, the property can be redeveloped as a purpose-built rental or a mixed-use condo building. If assembled to the corner, the property can be redeveloped for up to 3.70 FSR under the existing C-2 zoning.

## SALIENT FACTS

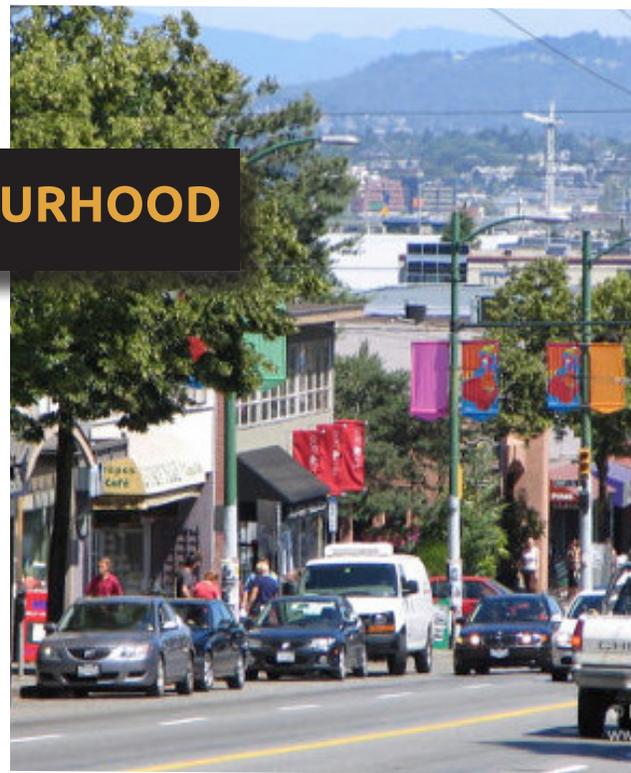
<b>Civic Address:</b>	3357 West 4th Avenue, Vancouver BC
	PID: 011-479-663
<b>Legal Description:</b>	LOT E, BLOCK 24, PLAN VAP4572,  DISTRICT LOT 540, NEW  WESTMINSTER LAND DISTRICT, OF  LOTS 11 & 12
<b>Location:</b>	Situated mid-block along West 4 th Avenue in Kitsilano between Waterloo Street and Blenheim Street, directly across from McBride Park
<b>Property Description:</b>	Improved with a freestanding mixed-use building with 4 one- bedroom residential units and 1 retail unit. Additionally, there is a freestanding storage premises accessed through the lane in the back.
<b>Property Exposure (approx.):</b>	32 FT along West 4th Avenue
<b>Zoning:</b>	C-2
<b>Lot Size (approx.)</b>	3,612 SF
<b>Building Size (approx.):</b>	3,600 SF*
<b>Property Taxes (2023):</b>	\$16,260.10
<b>Asking Price:</b>	<b>\$2,900,000</b>

*\*The building has not been remeasured. Measurements are to be verified by the Purchaser if deemed necessary.*

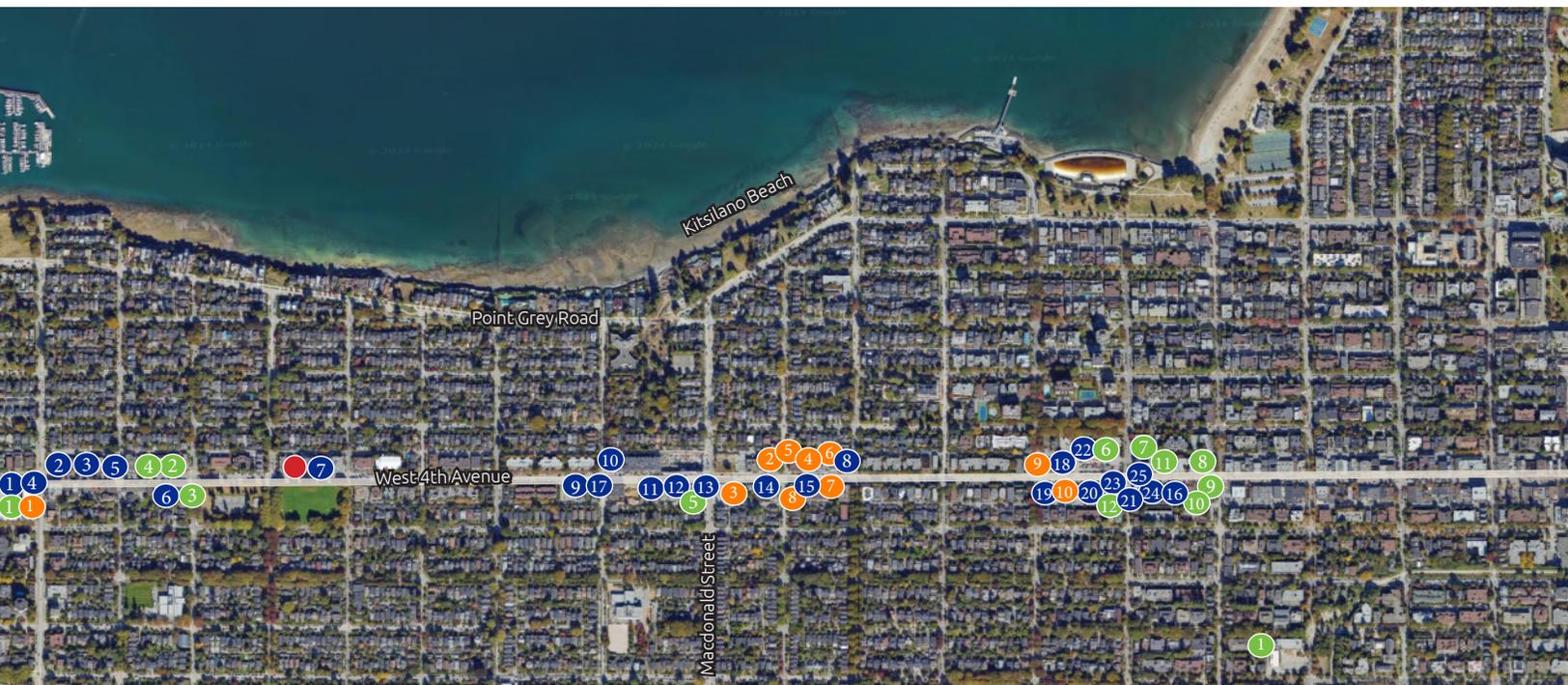




**WEST 4TH NEIGHBOURHOOD**



# NEARBY AMENITIES



## RESTAURANTS

- |                             |                                 |                     |
|-----------------------------|---------------------------------|---------------------|
| 1. Breka Bakery & Café      | 9. Little Bird Dim Sum          | 17. Café Lokal      |
| 2. La Quercia & L'Ufficio   | 10. Artistry Coffee             | 18. McDonalds       |
| 3. Zapoteca                 | 11. Tayybeh                     | 19. Peaceful        |
| 4. A&W                      | 12. Chewie's Chicken & Biscuits | 20. Raisu           |
| 5. Aphrodite's Organic Café | 13. Darby's Public House        | 21. Kokomo          |
| 6. Double DD Pizza          | 14. The Naam                    | 22. Starbucks       |
| 7. Hitoe Sushi              | 15. The Only Café               | 23. Maria's Taverna |
| 8. Dark Table               | 16. Hi-Nippon Japanese          | 24. Delara          |
|                             |                                 | 25. Au Comptoir     |

## RETAIL

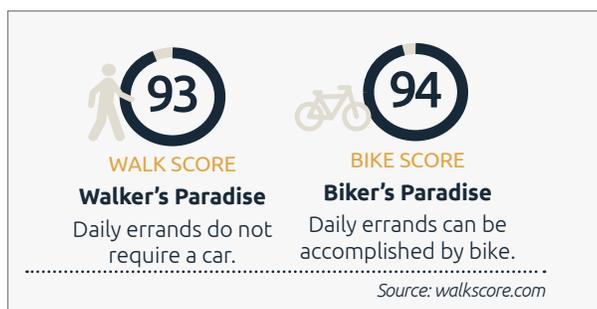
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|--------------------------|---------------------------|
| 1. BC Liquor Store       | 10. Lush Cosmetics        |
| 2. IGA                   | 11. Kitsilano Wine Cellar |
| 3. Forerunners           | 12. Shoppers Drug Mart    |
| 4. LadySport             |                           |
| 5. Darby's Liquor Store  |                           |
| 6. Safeway               |                           |
| 7. Whole Foods Market    |                           |
| 8. Arc'teryx             |                           |
| 9. Saje Natural Wellness |                           |

## SERVICES

1. Alma Dental Centre
2. Kitsilano Dental Group
3. Charcuterie Vancouver
4. Kitsilano Animal Clinic
5. Hype Hair Studio
6. Lagree Pilates Studio
7. Kira Kira Nails Spa
8. Shapes Brow & Wax Bar
9. RBC Bank
10. Vancity Bank

## WALK SCORE

**SUBJECT PROPERTY**  
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