

NEW PRICE



2466

West 4th Ave

Kitsilano Apartment Building
within 800 metres of the
Future Arbutus SkyTrain
Station

Morgan Dyer*

Personal Real Estate Corporation

Senior Vice President

MD & Associates CRE Services Group

+1 604 760 7770

morgan.dyer@colliers.com

Mahsa Banaei*

Commercial Real Estate Advisor

MD & Associates CRE Services Group

+1 604 692 1437

mahsa.banaei@colliers.com





Property *Highlights*



Half a block away from the proposed Safeway site redevelopment.



Desirable suite mix: one 1-bedroom unit and five 2-bedroom units.



The units feature substantial upgrades. Most units have been renovated.



Only a 15-minute walk from the future Arbutus Station of the Broadway Millennium Line SkyTrain extension.



Washer and dryer on site.



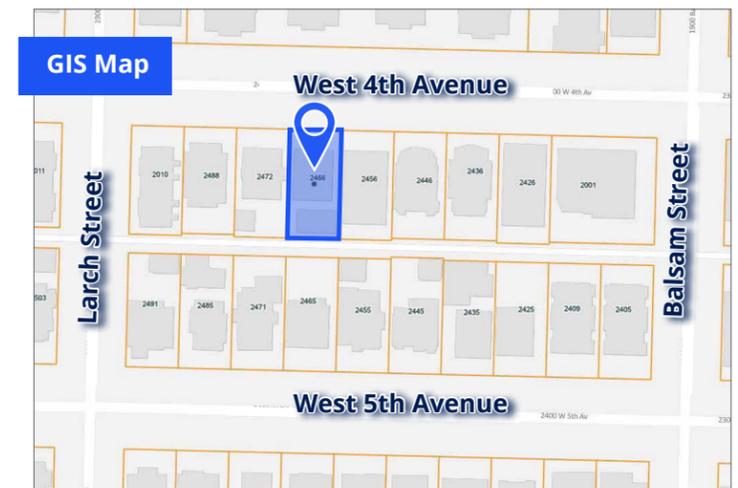
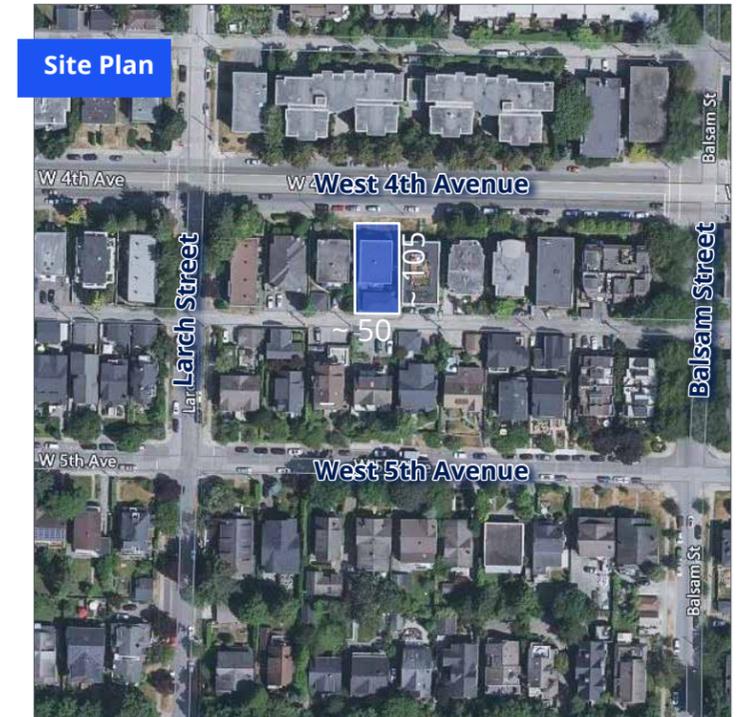
Three (3) attached garage units located at the alley.

Salient *Facts*

2466 West 4th Avenue, Vancouver

Civic Address	2466 West 4th Avenue, Vancouver, BC
PID	014-973-197
Location	The property is situated on West 4th Avenue, between Larch Street and Balsam Street.
Year Built	1929 (as per BC Assessment)
Improvements	The Property is improved with a 3-level apartment building comprising 6 units: one 1-bedroom and five 2-bedroom units. There is a 3-car garage at the alley.
Site Area & Dimensions*	~ 5,250 SF (50 x 105 ft)*
Existing Zoning	RM-4 (Multiple Dwelling)
Transit-Oriented Areas (TOA)	Tier 3 (Up to 3.0 FSR - 8 Storeys)
Gross Taxes (2025)	\$8,600.41
Asking Price	\$3,750,000 \$3,400,000

*All measurements are estimates and should not be relied upon without independent verification.



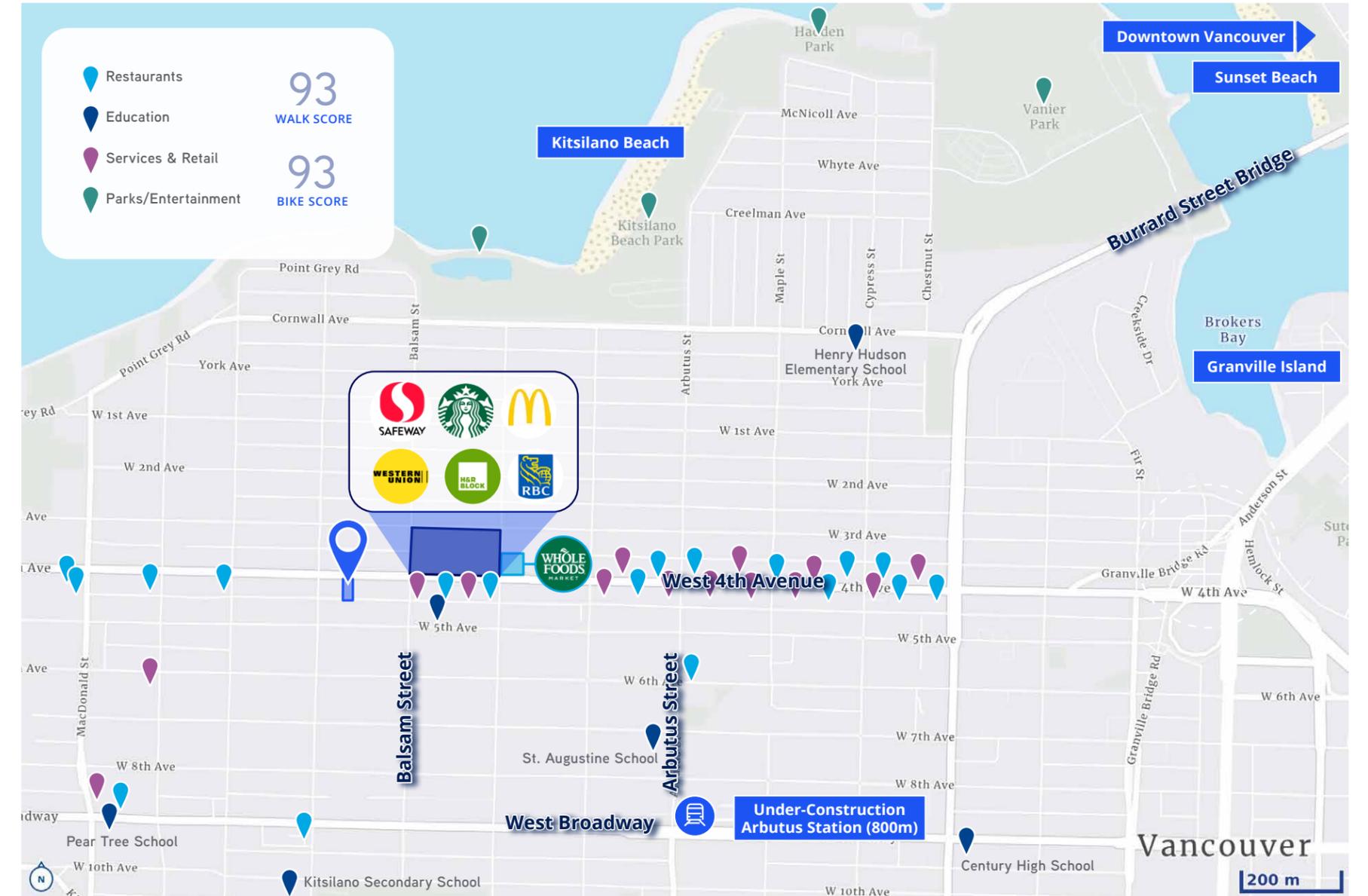
Location Overview

Kitsilano is recognized as one of Vancouver's most prestigious residential districts, characterized by numerous social amenities, extensive restaurants and retail along West 4th Avenue and West Broadway.

- The location offers convenient access to downtown Vancouver, UBC, Granville Island, and the Vancouver International Airport.
- The future Arbutus Skytrain Station is conveniently located within a 15-minute walking distance. Additionally, with the upcoming SkyTrain extension to Arbutus to be completed in 2027, TransLink is studying a potential connection to UBC.



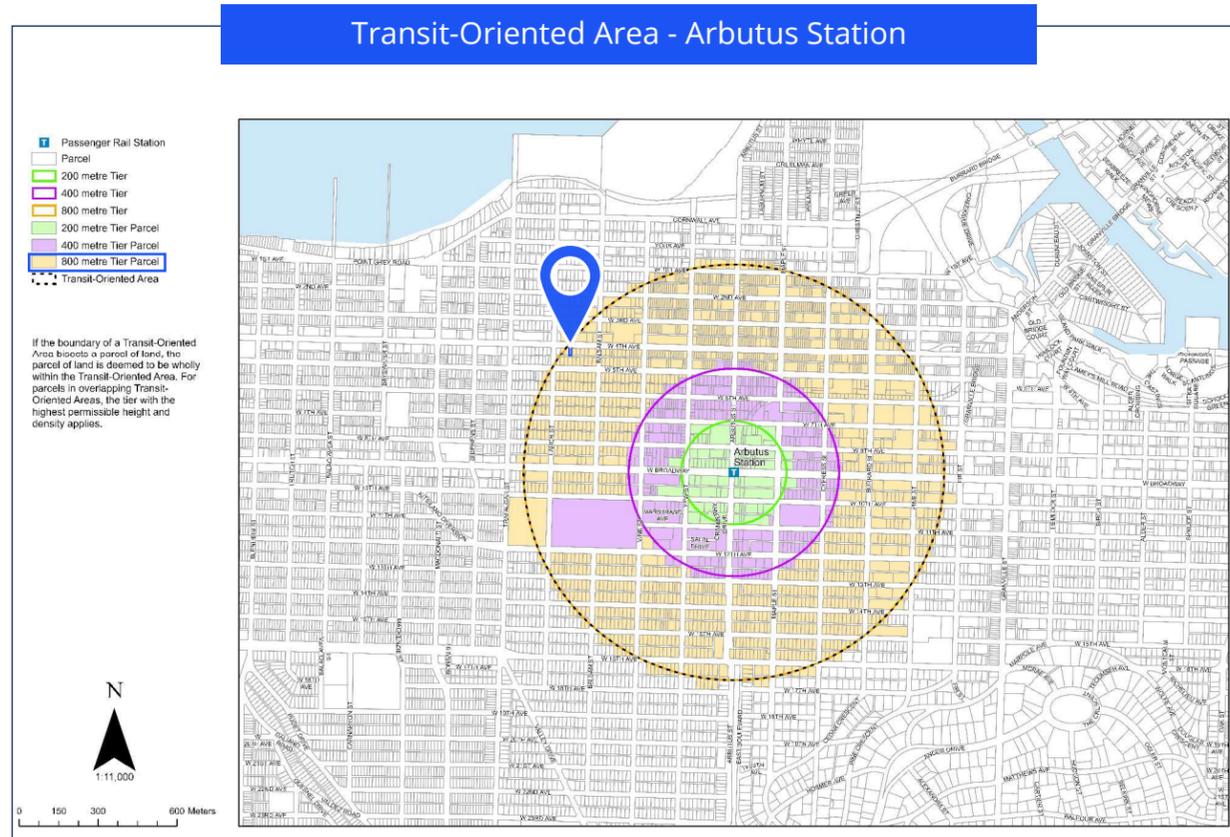
Amenities Map



Development *Potential*

The Subject Property is located within Tier 3 of the Transit-Oriented Areas (TOA). TOA are intended to be areas of mixed-use, complete communities around transit stations and bus exchanges. These TOA are defined as areas within 800 metres of a rapid transit station (e.g., SkyTrain station) and 400 metres of a bus exchange and West Coast Express that the Province has listed in regulations.

2466 West 4th Avenue is located within 800 metres of the future Arbutus SkyTrain Station.



Municipality	Vancouver
Transit Hub Type	SkyTrain
Prescribed Distance	400-800m (Tier 3)
Density (FSR)	3.0
Height (Storeys)	Up to 8



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For more details on this offering, please contact the listing brokers.



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***MD & Associates CRE Services Group**

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Colliers Canada

1067 West Cordova Street, Suite 1100
Vancouver, BC V6C 1C7
+1 604 681 4111

