

New Price



For Sale | 1751 West 3rd Avenue, Vancouver

Freestanding Commercial Building in Vancouver's Armoury District

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Opportunity



To acquire a freestanding building, located in the high demand Armoury District of Vancouver.

Building Details

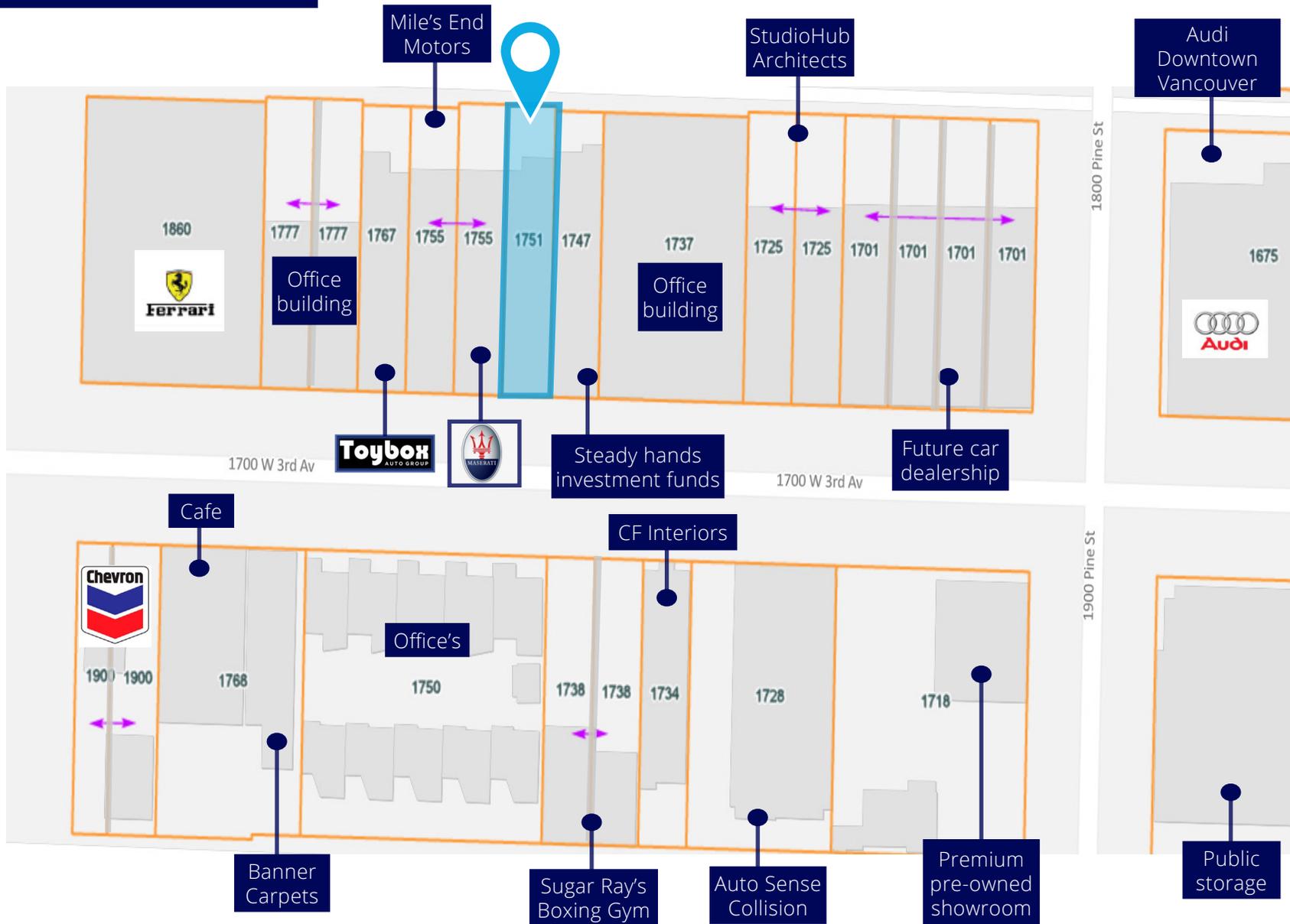
| | |
|-----------------------|---|
| Municipal Address | 1751 West 3rd Avenue, Vancouver |
| Legal Description | LOT 31 BLOCK 228 DISTRICT LOT 526 PLAN 590 |
| Building Size | 2,400 SF +/- |
| Lot Size | 2,996 SF +/- |
| Tenancy | N/A Owner/User |
| Zoning | IC-2 Allows for a range of uses including: manufacturing, office, retail, service, storage, and wholesale |
| Existing Improvements | Single storey freestanding building previously used as a commissary |
| Parking | 3 surface stalls |
| Loading | Rear double door loading |
| Property Taxes (2023) | \$25,300.80 |
| Price | \$4.38 Million \$4,100,000.00 |

Location

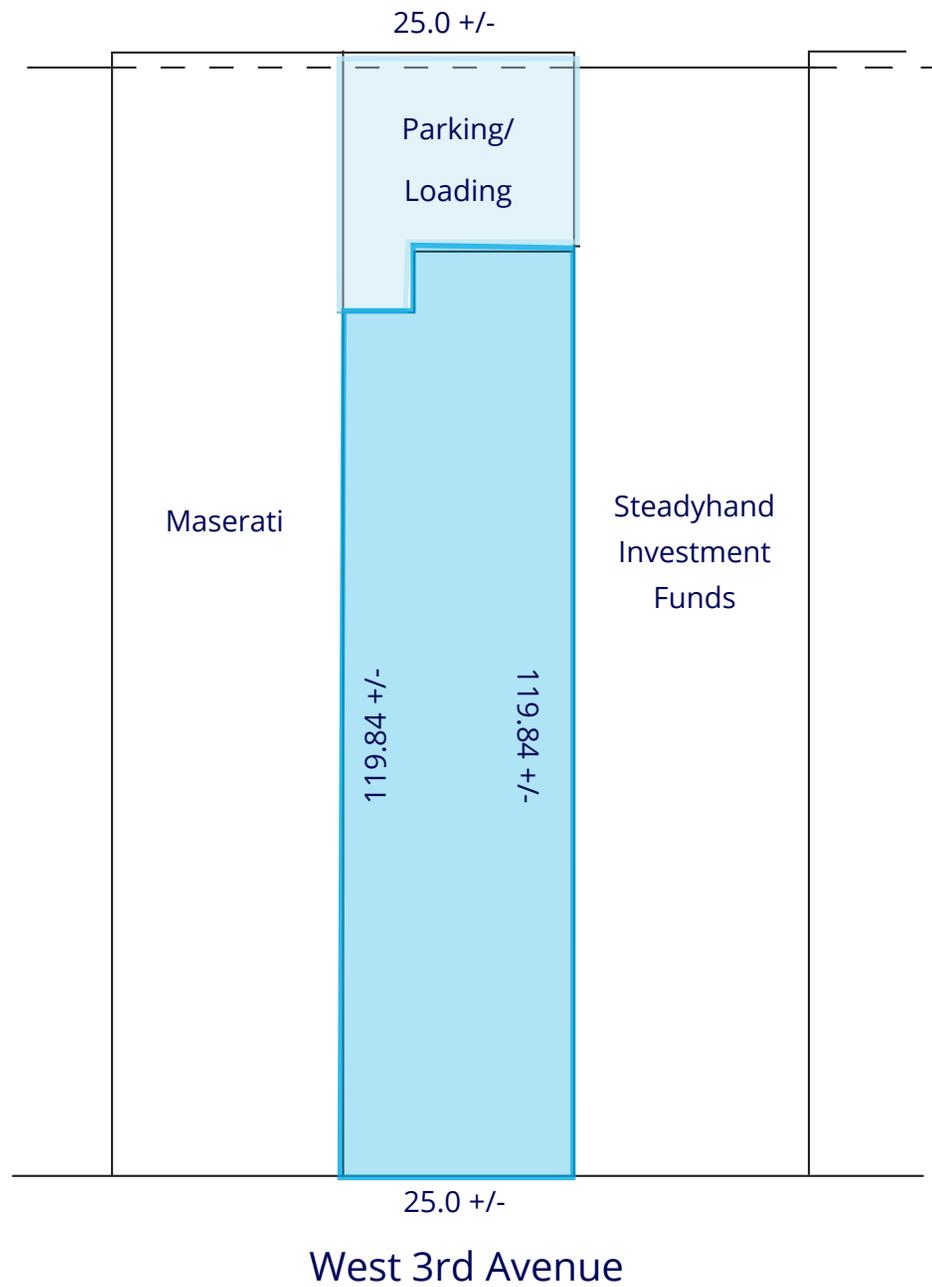
The property is located midblock on West 3rd Avenue between Burrard and Pine Streets in the Armoury District of Vancouver. Just west of Granville Island and north of popular High Street Kitsilano Shopping District, the Armoury District is characterized by high end car dealerships, design offices, retail shops and cafes. Just north of the building, is the Senakw development project that is 10.5 acres of land with plans for 400,000 SF of new building area, and 6,000 + new rental homes.



Block Plan



Floor Plan



Exterior Images



Neighbourhood

Demographics | Kitsilano, BC | 2022 Estimate



Population

230,098



Households

126,148



Avg.
Household Income

\$130,879



Bike
Score

100



Walk
Score

99



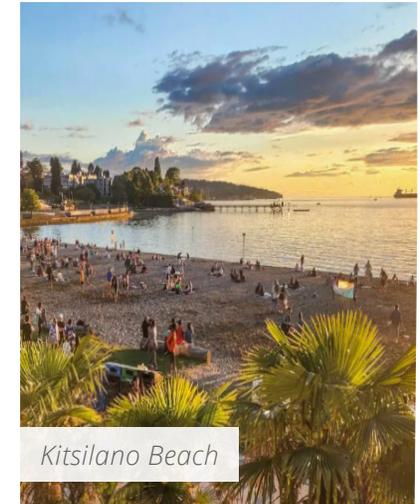
Transit
Score

76

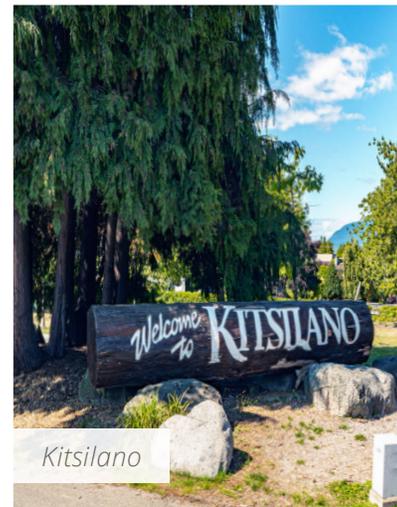
**The following demographics were taken from the subject property within a 3km radius and obtained by HYDRA, a centralized data platform.*



Granville Island



Kitsilano Beach



Kitsilano



4th Avenue



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