



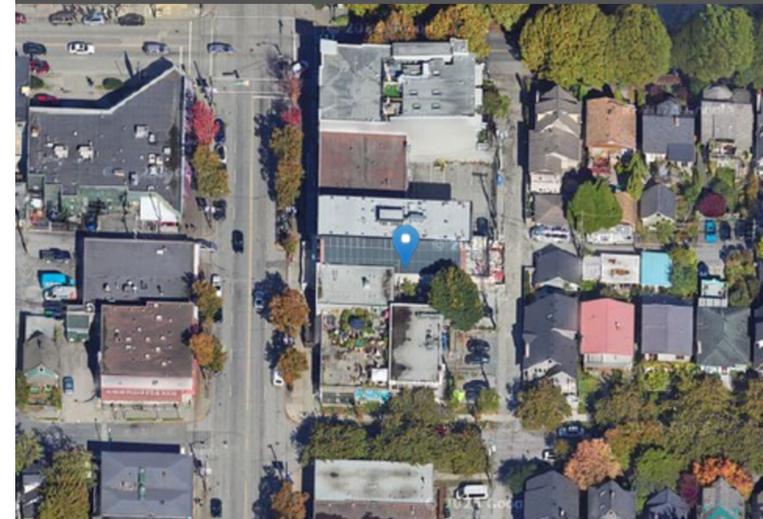
938 COMMERCIAL DR, VANCOUVER

For Sale \$7,580,000

938 Commercial Drive is a modern, boutique mixed-use building located right in the heart of one of Vancouver's most vibrant and culturally active shopping streets — Commercial Drive.

Contact Us

Allen Ko
VP Commercial Real Estate
777 Hornby St Suite 600,
Vancouver, BC V6Z 1S4
778.997.8388
allenko@gmail.com
www.renanza.com





Salient Facts

Address: 938 Commercial Drive,
Vancouver, BC

(Legal Address: 928 Commercial Drive)

Legal: LOT A BLOCK 22 DISTRICT LOT
264A NEW WESTMINSTER DISTRICT
PLAN EPP69520

PID: 030-080-720

Zoning: C-2C1 Commercial

Property Taxes (2025): \$27,382

Lot Size: 3432 SF

Building Total SF: 12,830 SF

Storeys: 5 Storeys

Residential Units: 10

Commercial Units: 1

Parking: 3

Cap Rate: 4%

Asking Price: \$7,580,000

Type: Rental Building

Retail Unit: 937 SF

Year Built: 2024

Features

- 10 Units
- 1 Retail Unit
- Prime Location on the "Drive"
- Gated garage
- Transit Score 70 / Excellent
Transit
- Walk Score 99 / Walker's
Paradise