

**\$500K PRICE
REDUCTION**



2928 Granville Street | Vancouver, BC

FOR SALE | Investment or Owner/User Opportunity

Rare opportunity to acquire a 7,268 square foot, freestanding building along the prestigious South Granville retail strip home to luxury retailers such as Restoration Hardware, Pottery Barn and high-end boutiques and restaurants. The 2,518 SF second floor space has just been renovated and was most recently used as an Art Gallery.

Conor Finucane* | Vice President Investment Sales & Leasing | 604 691 6604 | cfinucane@naicommercial.ca |

*Personal Real Estate Corporation



2928 Granville Street

Vancouver, BC

Location

This property is located on the east side of Granville St between West 13th and 14th Avenue along the popular South Granville shopping district. It is a vibrant neighbourhood known for its mix of affluent residential and commercial space and is characterized by tree-lined streets, boutiques, art galleries and a variety of dining options. It is just shy of 500 metres from the new SkyTrain Station at the corner of Broadway and Granville Street and is also on a major bus route and minutes from Downtown.

Building

Originally constructed in 1912, this building has some historic relevance being home to Vancouver's oldest Art Gallery, The Art Emporium's est. 1897 which operated on the 2nd floor of the building until 2023. The main floor has been leased on a short-term basis to Henry's Cameras until January 31st, 2027 with no option to renew.

Property Details

Legal Description

Lot 5, Block 431, Plan VAP1276,
District Lot 526, New Westminster
Land District
PID: 014-671-611

Building Size

Main Floor	3,266 SF
2 nd Floor	2,518 SF
Basement	1,484 SF
Total	7,268 SF

Lot Size

3,241.18 SF (27' x 120')

Zoning

C-3A - Commercial

Occupancy

Main Floor - Occupied until
January 31st 2027
2nd Floor - Vacant

Property Taxes (2025)

\$60,998.10

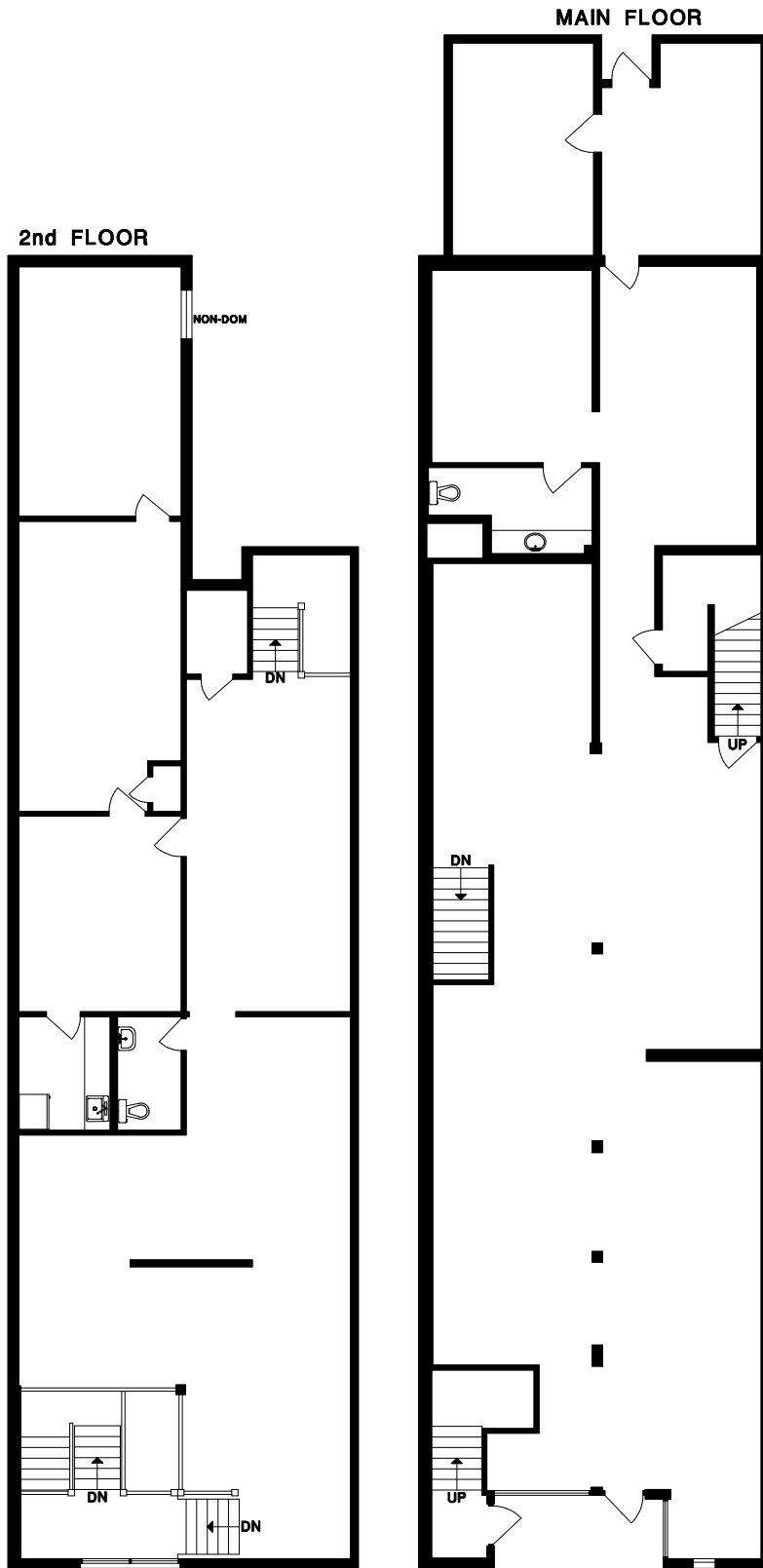
Projected Cap Rate

5.25%

Price

\$5,499,000 \$4,998,000

Floor Plan

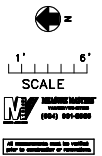
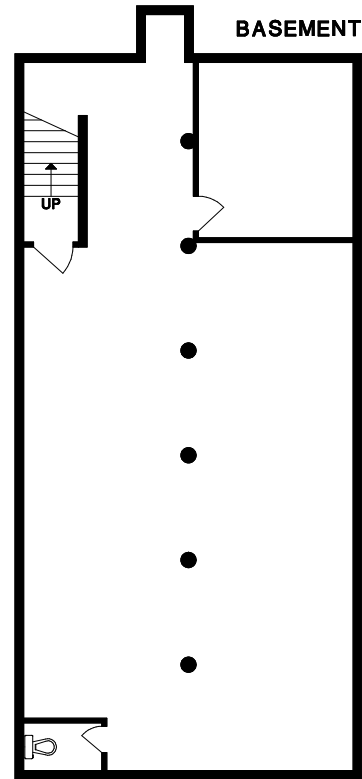


EXISTING PROPERTY AT:
2928 GRANVILLE STREET
VANCOUVER, B.C.

OCCUPANT AREA:

2ND FLOOR	2518 SQ. FT.
MAIN FLOOR	3266 SQ. FT.
BASEMENT	1484 SQ. FT.
* TOTAL	7268 SQ. FT.

*In accordance with Retail Buildings:
 Standard Method of Measurement
 (ANSI/BOMA Z65.5-2020)







2ND FLOOR DIGITALLY STAGED AS AN ART GALLERY



2ND FLOOR DIGITALLY STAGED AS A RESTAURANT



2ND FLOOR DIGITALLY STAGED AS AN OFFICE




GRANVILLE ISLAND



**FUTURE SKYTRAIN
SOUTH GRANVILLE STATION**

CACTUS CLUB CAFE 
JINYA Indigo
JAPANESE BARI

free people SoftMoc
 BMO  ECCO


EQ3 
 BLENZ COFFEE

ming WO blue RUBY jewelry
 daniadown EILEEN FISHER
 Parley's CHOCOLATIER RBC JAMES PERSE

**POTTERY
BARN**

exposure 
Fable TNA 

Scotiabank 
**SHOPPERS
DRUG MART** 

WILLIAMS SONOMA CALIFORNIA west elm
 URBAN BARN 

CIBC  misch
 ANTHROPOLOGIE
 bin 4 THE LATEST SCOOP
 BURGER LOUNGE

MaxMara
 la Vie en Rose

Small Victory 
 BREAD & COFFEE BREAKFAST TABLE

Conor Finucane*
 Vice President
 Investment Sales & Leasing
 604 691 6604
 cfinucane@naicommercial.ca
 *Personal Real Estate Corporation

NAI Commercial

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus

NAI Commercial
 1075 W Georgia St, Suite 1300
 Vancouver, BC V6E 3C9
 +1 604 683 7535
 naicommercial.ca