



UNIQUE WESTSIDE INVESTMENT OPPORTUNITY

FOR SALE



**3504 - 3506 WEST 4TH AVENUE
VANCOUVER, BC**

Strata Titled Building on a 66' by 113' Corner Lot

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THE OPPORTUNITY

This is a unique opportunity to purchase thirteen (13) of thirteen (13) strata units in a superbly located mixed use development known as Collingwood Gardens. The units include 1 ground floor corner commercial unit, 4 bachelor suites and 8 one bedroom suites.

LOCATION

The property is centrally located just 10 minutes from Downtown Vancouver in the heart of Vancouver's highly desirable Kitsilano neighborhood. To the east of the property is McBride Park which is a favorite of the locals and directly across West 4th Avenue there is an IGA Marketplace for everyday grocery needs. Jericho Beach and park are minutes away by foot, UBC is a short bus ride away and popular cafes and restaurants are all around.

CURRENT ZONING

The property is zoned C-2. The intent of this zoning is to "provide for a wide range of commercial uses serving both local and city wide needs, as well as residential uses, along arterial streets".

PROPERTY HIGHLIGHTS

- High demand residential Location
- Corner property with 66 feet of frontage
- Stable Holding Income with future development potential
- Townhouse style apartments with balconies and central courtyard
- Surface Parking for all units



IGA marketplace across the street

EXECUTIVE SUMMARY

Municipal Addresses

3504 West 4th Avenue, Vancouver, BC
3506 West 4th Avenue, Vancouver, BC
UNITS 201, 202, 203, 204, 205, 206, 301, 302, 303, 304, 305, 306

Zoning

C-2

Property Taxes (2016)

\$22,233.70

Strata Fees (2016)

\$44,940.00

Rentable Areas

Commercial – 1,862 SF

Residential – 6,852 SF*

*not including patios

Year Built

1981

Lot Dimensions

66 feet of West 4th frontage

113 feet along Collingwood

Parking

13 stalls (1 per unit)

Suite Breakdown

4 bachelors

8 One bedrooms

*all suites have patios

Asking Price

\$9,768,000

Income Information

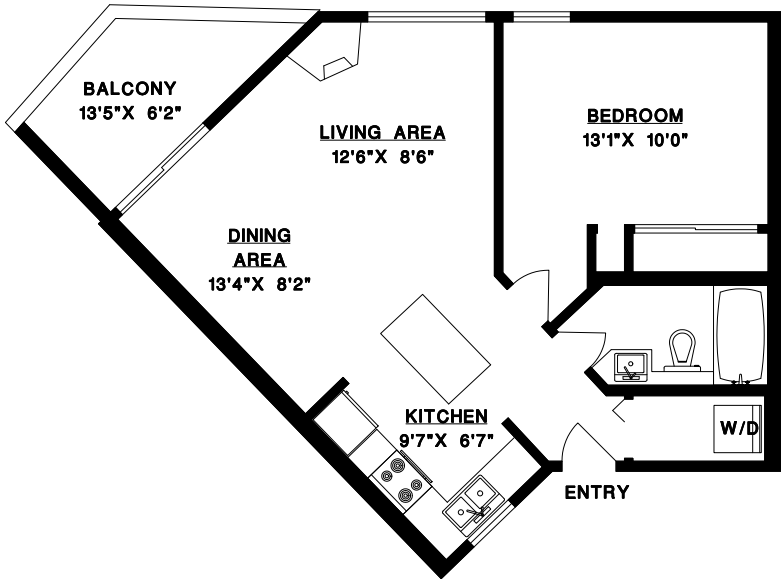
Please Contact Listing Realtor

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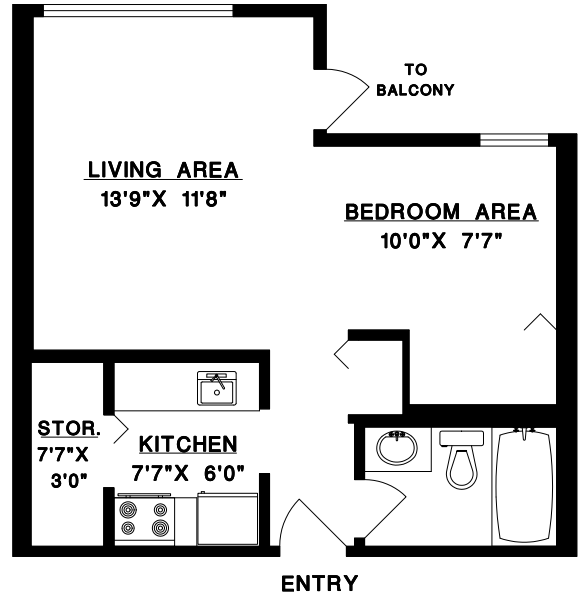
Sample One Bedroom Plan

UNIT 305



Sample Bachelor Plan

UNIT 301



Kitchen - Unit 305



View of inner courtyard

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