



2254 WEST 4TH AVENUE VANCOUVER, BC

LOT SIZE: 25 X 105 FT

ZONING: C-2B

ASKING PRICE: \$4,800,000



2509 MAIN STREET VANCOUVER, BC

LOT SIZE: 87.9 X 124.9 FT

ZONING: C-3A

SALE PRICE: \$14,500,000



2057 WEST 4TH AVENUE VANCOUVER, BC

LOT SIZE: 25 X 113 FT

ZONING: C-2B

SALE PRICE: \$4,010,000

FOR MORE INFORMATION PLEASE CONTACT:

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SUMMARY OF RECENT SALES ON THE WEST SIDE OF VANCOUVER

FROM JANUARY 2016 TO SEPTEMBER 2016

ADDRESS	SALE PRICE	ZONING	FSR	LOT SIZE (SF)	SALE DATE	PRICE PER BUILDABLE SF IS THE SALE PRICE/(LOT SIZE X FSR)**	SALE TYPE
GRANVILLE STREET							
2301 GRANVILLE ST	\$19,800,000	C-3A	3.0	18,000	MAY 2016	\$367	DEVELOPMENT SITE
2881 GRANVILLE ST	\$5,000,000	C-3A	3.0	3,240	MAY 2016	\$514	INCOME PROPERTY
2227 GRANVILLE ST	\$3,250,000	C-3A	3.0	3,600	APR 2016	\$301	INCOME PROPERTY
WEST 4TH AVENUE							
3731 WEST 4TH AVENUE	\$18,000,000	C-2/RM-3A	2.5	21,528	MAR 2016	\$334	DEVELOPMENT SITE
1752 WEST 4TH AVENUE	\$5,225,000	C-2B	2.5	5,250	MAY 2016	\$398	INCOME PROPERTY
1880 WEST 1ST AVENUE	\$5,000,000	C-2B	2.5	6,000	FEB 2016	\$333	INCOME PROPERTY
2057 WEST 4TH AVENUE*	\$4,010,000	C-2	2.5	2,825	JUN 2016	\$568	INCOME PROPERTY
WEST 41ST AVENUE							
2068 WEST 41ST AVE	\$18,000,000	C-2	2.5	13,131	JUN 2016	\$548	DEVELOPMENT SITE
2090 WEST 41ST AVE	\$4,050,000	C-2	2.5	3,206	MAR 2016	\$505	DEVELOPMENT SITE
WEST BROADWAY							
1745 WEST 8TH AVENUE	\$70,000,000	C-3A	3.0	56,550	FEB 2016	\$413	DEVELOPMENT SITE
1862 WEST BROADWAY	\$56,250,000	C-3A	3.0	37,500	SEP 2016	\$500	DEVELOPMENT SITE
950 WEST BROADWAY	\$46,000,000	C-3A	3.0	25,000	MAY 2016	\$613	DEVELOPMENT SITE
1296 WEST BROADWAY	\$26,250,000	C-3A	3.0	18,750	FEB 2016	\$467	DEVELOPMENT SITE
1424 WEST BROADWAY	\$19,800,000	C-3A	3.0	15,625	JAN 2016	\$422	INCOME PROPERTY
1525 WEST 8TH AVENUE	\$19,500,000	C-3A	3.0	13,680	MAY 2016	\$475	DEVELOPMENT SITE
2574 WEST BROADWAY	\$13,950,000	C-2C1	3.0	6,250	JUN 2016	\$744	DEVELOPMENT SITE
3606 WEST BROADWAY	\$12,800,000	C-2	2.5	10,395	JUL 2016	\$493	DEVELOPMENT SITE
2601 WEST BROADWAY	\$12,000,000	C-2C1	3.0	7,844	JUL 2016	\$510	DEVELOPMENT SITE
916 WEST BROADWAY	\$8,995,000	C-3A	3.0	6,250	APR 2016	\$480	DEVELOPMENT SITE
4406 WEST 10TH AVENUE	\$7,350,000	C-2	2.5	7,320	JUN 2016	\$402	DEVELOPMENT SITE
2649 WEST BROADWAY	\$4,616,800	C-2C1	3.0	2,202	APR 2016	-	STRATA UNIT
DUNBAR							
5629 DUNBAR	\$5,980,000	C-2	2.5	5,126	MAR 2016	\$467	INCOME PROPERTY
5520 DUNBAR	\$3,480,000	C-2	2.5	6,222	MAR 2016	\$224	INCOME PROPERTY
CAMBIE							
3473 CAMBIE STREET	\$4,388,000	C-2	2.5	4,653	APR 2016	\$377	INCOME PROPERTY
441 WEST 6TH AVENUE	\$4,100,000	C-3A	3	6,100	APR 2016	\$226	INCOME PROPERTY

*SOLD BY TRG COMMERCIAL

**PRICE PER BUILDABLE SF IS THE SALE PRICE/LAND AREA/FSR

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