

FOR SALE

Prime Kingsway Investment Opportunity

1490 Kingsway, Vancouver, BC

- High exposure property located on Kingsway, next to White Spot and Save-On-Foods
- Prime location with easy access to Downtown Vancouver.
- 3,245 sf of street front retail on main floor
- 2,694 sf of residential on second floor (4 apartments)
- C-2 zoning

White Spot

Save-On-Foods

E King Edward Ave

Cressey Site (RONA)

SUBJECT PROPERTY

Kingsway

Downtown Vancouver

Knight Street



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THE BUILDING

The property is improved with a 2 storey wood-frame commercial building constructed in 1947. The ground floor is 3,254 square feet and is currently vacant. The second floor is 2,694 square feet with two 2-bedroom units and two 1-bedroom units.

LOCATION

The subject property is prominently located on on Kingsway, east of Knight Street. This is a high exposure location which experiences strong daily vehicular traffic. The immediate shopping area is comprised of Save On Foods, White Spot, Vancouver Public Library, CIBC and TD bank. The future Cressey Development is located across the street on the old Rona site

PROPERTY HIGHLIGHTS

- High exposure commercial location
- Future development potential
- Large 5,948 sf building with high income potential
- 4 parking stalls at rear
- 4 residential units on second floor



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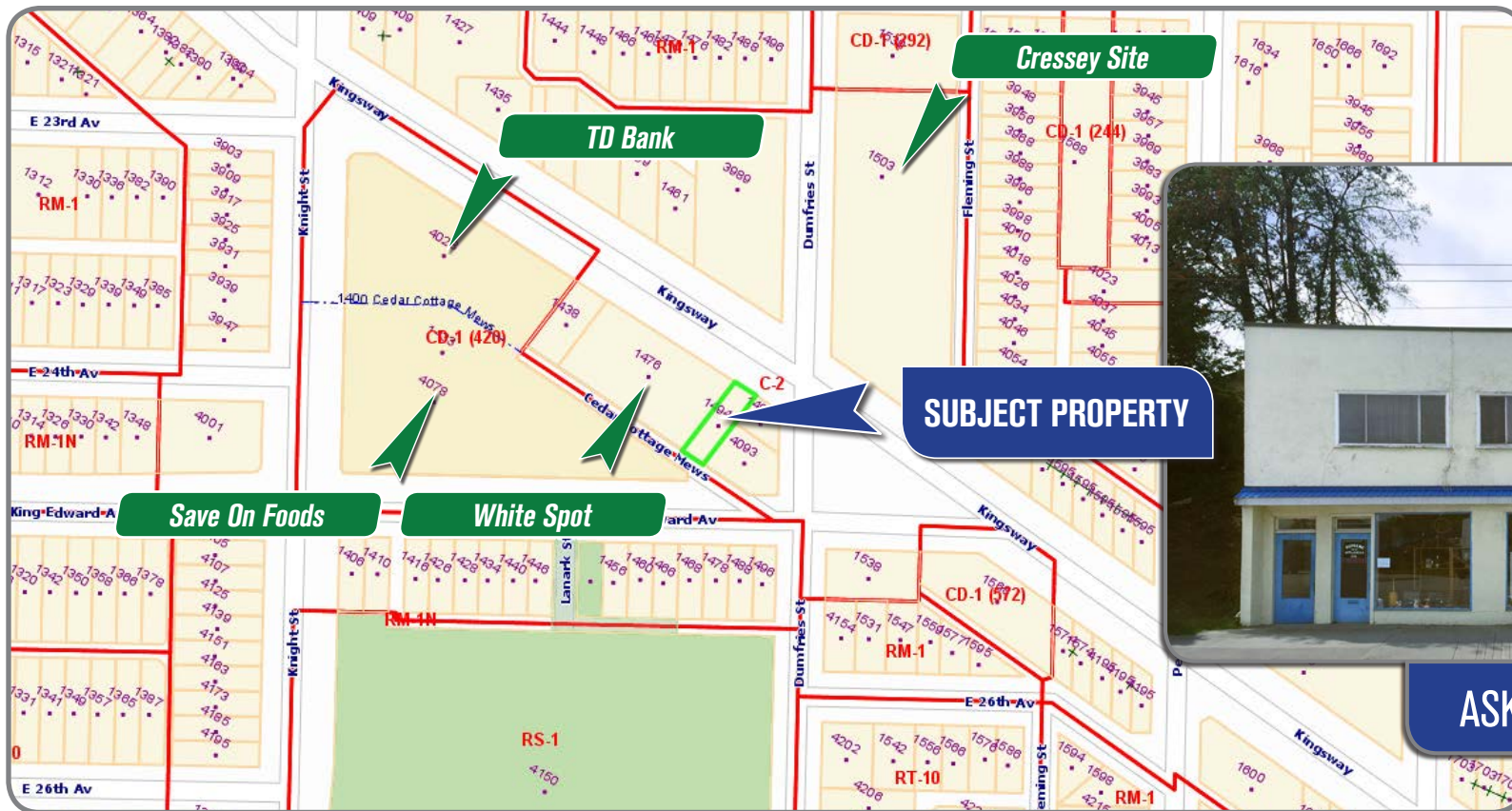
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1490 KINGSWAY

VANCOUVER BC • KENSINGTON CEDAR COTTAGE



ASKING PRICE \$3,980,000

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TRANSPORTATION

Major bus routes run along King Edward Ave, providing easy access to UBC, Nanaimo Station and Burnaby. Bus routes also run along Knight and Kingsway connecting to Downtown and Metrotown.

LEGAL DESCRIPTION

1490 Kingsway – 011-636-963
Lot G, Except Part in Reference Plan 2394, of Lots 10 to 17 North Part of Blocks 1 and 3 District Lot 352 Plan 4288

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."

DEVELOPMENT SUMMARY

SITE AREA (SF)	3,800.67 square feet
SITE DIMENSIONS	33.13 ft x 115 feet
ZONING	C2
GROSS TAXES (2017)	\$19,568.30

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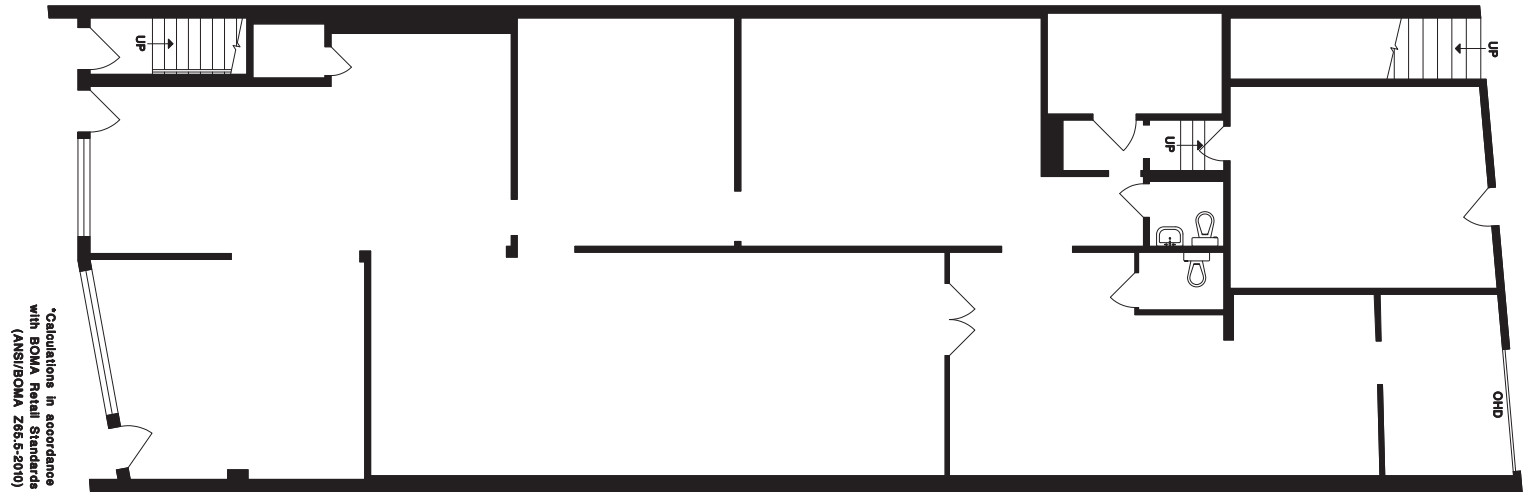
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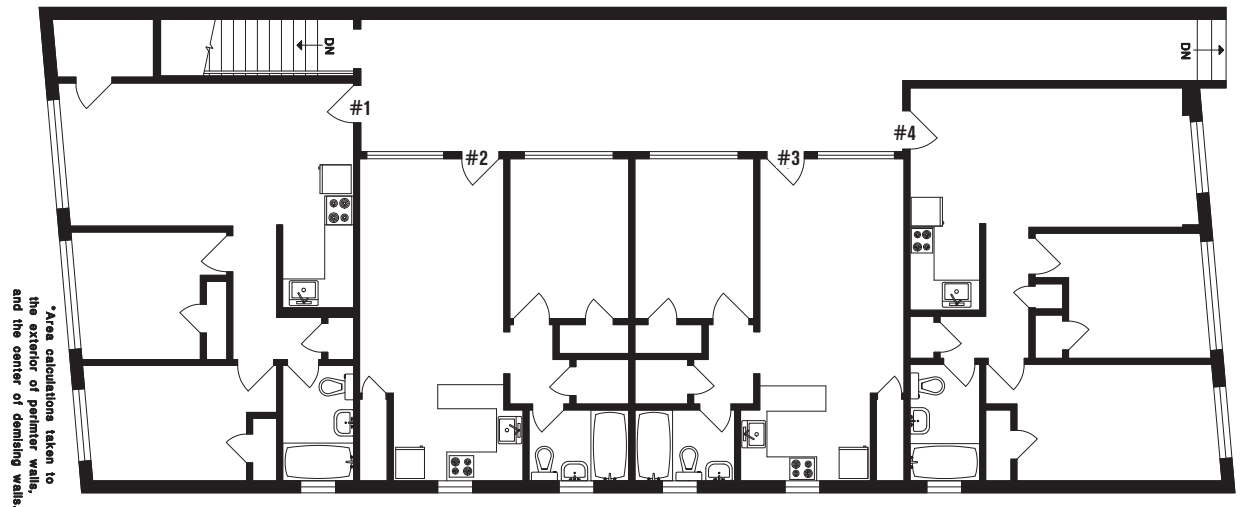
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MAIN FLOOR



2ND FLOOR

* OCCUPANT AREA		
MAIN	G.L.A.	3189 SQ. FT.
	COMMON	65 SQ. FT.
TOTAL		3254 SQ. FT.
2ND FLOOR		
# 1		628 SQ. FT.
# 2		452 SQ. FT.
# 3		452 SQ. FT.
# 4		616 SQ. FT.
COMMON		546 SQ. FT.
TOTAL		2694 SQ. FT.



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