



3506 WEST 4TH AVENUE • 13 STRATA UNITS • 66'X113' CORNER LOT • \$9,788,000 • C-2 ZONING



2254 WEST 4TH AVENUE
 SALE PRICE: \$4,450,000



5606 VICTORIA DRIVE
 ASKING PRICE: \$2,800,000

**FOR MORE
 INFORMATION
 PLEASE CONTACT**

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SUMMARY OF RECENT SALES IN (WEST SIDE) VANCOUVER

MAY 2017

ADDRESS	SALE PRICE	ZONING	FSR	LOT SIZE (SF)	SALE DATE	PRICE PER BUILDABLE SF	DESCRIPTION
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GRANVILLE STREET

2301 Granville Street	\$33,660,000	C-3A	3.0	18,000	3/1/2017	\$623	Development Site
2590 Granville Street	\$17,850,000	C-3A	3.0	6,960	11/21/2016	\$855	Income Property
2904 Granville Street	\$10,700,000	C-3A	3.0	6,480	1/16/2017	\$550	Income Property
3095 Granville Street	\$10,100,000	C-3A	3.0	6,480	2/1/2017	\$514	Income Property

WEST 4TH AVENUE

2803 West 4th Avenue	\$18,000,000	C-2	2.5	15,142	12/2/2016	\$475	Development Site
>> 2254 West 4th Avenue	\$4,450,000	C-2B	2.5	2,625	1/12/2017	\$678	Income Property

WEST 41ST AVENUE

2288 West 41st Avenue	\$12,000,000	C-2	2.5	8,547	1/16/2017	\$562	Income Property
3590 West 41st Avenue	\$3,530,000	C-2	2.5	4,327	12/21/2016	\$326	Income Property

WEST BROADWAY

2501 West Broadway	\$14,150,000	C-2C1	3.0	11,500	12/22/2016	\$410	Development Site
1102 West Broadway	\$10,250,000	C-3A	3.0	6,225	1/9/2017	\$549	Income Property
1616 West Broadway	\$9,500,000	C-3A	3.0	6,250	2/28/2017	\$507	Income Property
1110 West Broadway	\$8,750,000	C-3A	3.0	6,275	1/9/2017	\$465	Income Property
1421 West Broadway	\$8,550,000	C-3A	3.0	5,850	12/1/2016	\$487	Development Site
2896 West Broadway	\$5,800,000	C-2	2.5	5,287	1/16/2017	\$439	Income Property
4489 West 10th Avenue	\$5,200,000	C-2	2.5	7,590	1/16/2017	\$274	Income Property
1409 West Broadway	\$4,200,000	C-3A	3.0	2,873	12/1/2016	\$487	Development Site

DUNBAR STREET

5505 Dunbar Street	\$19,400,000	C-2	2.5	18,032	2/17/2017	\$430	Development Site
4464 Dunbar Street	\$17,350,000	C-2	2.5	15,383	12/14/2016	\$451	Development Site
4446 Dunbar Street	\$5,275,000	C-2	2.5	5,060	2/28/2017	\$417	Development Site

MACDONALD STREET

>> 4066 MacDonald Street	\$5,875,000	CD-1	1.35	11,363	10/20/2016	\$383	Development Site
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ARBUTUS STREET

2880 Arbutus Street	\$7,800,000	C-2C1	3.0	9,375	1/31/2017	\$277	Development Site
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>> SOLD by TRG Commercial

**Price per buildable SF is the sale price/land area X FSR

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