

SUMMARY OF RECENT SALES • WEST SIDE

UP TO OCTOBER 2018

ADDRESS	SALE PRICE	ZONING	FSR	LOT SIZE (SF)	SALE DATE	**PRICE PER BUILDABLE SF	DESCRIPTION
WEST 10TH AVENUE							
4401 W 10th Ave	\$9,300,000	C-2	2.5	6,210	05/02/18	\$599	Development Site
2120 W 10th Ave	\$23,000,000	C-8	2.2	17,250	5/2/18	\$606	Development Site
535 W 10th Ave	\$7,750,000	C-3A	3.0	6,250	2/28/18	\$413	Income Property
WEST 4TH AVENUE							
2285 W 4th Ave	\$80,500,000	C-2B	2.5	67,611	5/1/18	N/A	Strata Sale
1635 W 4th Ave	\$6,000,000	C-2B	2.5	8,020	4/30/18	\$299	Development Site
2166 W 4th Ave	\$4,075,000	C-2B	2.5	2,625	4/4/18	\$621	Income Property
ARBUTUS/WEST BLVD							
6310 East Blvd	\$13,300,000	C-2	2.5	7,935	2/15/18	\$670	Development Site
5957 West Blvd	\$9,750,000	C-2	2.5	6,500	1/19/18	\$556	Development Site
WEST BROADWAY							
1451 W Broadway	\$14,000,000	C-3A	3.0	5,845	5/31/18	\$798	Development Site
2096 W Broadway	\$16,895,000	C-3A	3.0	9,375	05/24/18	\$601	Development Site
210 W Broadway	\$23,500,000	C-3A	3.0	11,901	4/6/18	\$658	Income Property
1212 W Broadway	\$34,700,000	C-3A	3.0	18,719	2/28/18	\$618	Income Property
DUNBAR STREET							
4585 Dunbar St	\$12,380,000	C-2	2.5	7,895	7/23/18	\$627	Development Site
3496 Dunbar St	\$5,150,000	C-2	2.5	3,300	2/13/18	\$624	Development Site
3480 Dunbar St	\$5,150,000	C-2	2.5	3,300	2/13/18	\$624	Development Site
5520 Dunbar St	\$7,888,880	C-2	2.5	6,191	1/5/18	\$510	Development Site
5580 Dunbar St	\$7,611,120	C-2	2.5	5,980	1/5/18	\$510	Development Site
GRANVILLE STREET							
>> 2625 Granville St	\$7,280,000	C-3A	3.0	3,240	5/31/18	\$749	Income Property
8655 Granville St	\$20,000,000	C-2	2.5	15,083	2/28/18	\$530	Development Site
1520 W 6th Ave	\$24,931,750	C-3A	3.0	14,150	1/25/18	\$587	Development Site
BURRARD STREET							
1855 Burrard St	\$25,000,000	C-3A	3.0	12,272	7/3/18	\$679	Development Site
WEST 41ST AVENUE							
>> 2035 West 41st Ave	\$4,638,000	C-2	2.5	3,050	10/16/18	\$608	Income Property
>> SOLD by TRG Commercial							

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



1490 KINGSWAY, VANCOUVER • PRICE: CALL AGENT
LOT AREA: 3,800 SF • BUILDING SIZE: 5,948 SF



2035 WEST 41ST AVENUE, VANCOUVER • PRICE: \$4,638,000
LOT AREA: 3,050 SF • BUILDING SIZE: 3,000 SF

WEST SIDE VANCOUVER MARKET REPORT OCTOBER 2018 ISSUE



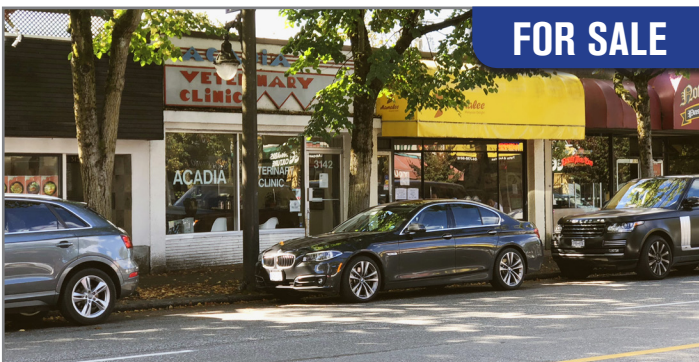
FOR SALE

3607 WEST BROADWAY, VANCOUVER • PRICE: \$7,000,000
LOT AREA: 3,304 SF • NET OPERATING INCOME: \$144,000



FOR SALE

4415 W 10TH AVENUE, VANCOUVER • PRICE: \$7,880,000
LOT AREA: 5,290 SF • C-2 ZONING



FOR SALE

3142 WEST BROADWAY, VANCOUVER • PRICE: \$5,480,000
LOT AREA: 3,465 SF • C-2C ZONING



FOR SALE

4501 MAIN STREET, VANCOUVER • PRICE: \$3,890,000
LOT AREA: 2,813 SF • BUILDING SIZE: 4,960 SF



FOR SALE

4411 HASTINGS STREET, BURNABY • PRICE: \$9,500,000 • LOT AREA: 14,256 SF • C-8A ZONING

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