

3590 West 39th Avenue at Dunbar

Final Corner Unit  
**FOR SALE**

- One unit remaining, 1,981 sf
- 15 residential units above
- Available 2024
- 69 feet of frontage

**FINAL**  
corner unit  
opportunity

**UNIT 1**  
1,981 SF



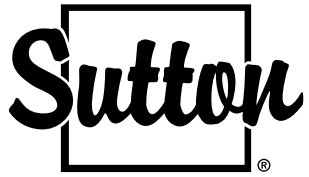
[www.karimwinsor.com](http://www.karimwinsor.com)

CALL AGENT  
FOR DETAILS

**KARIM WINSOR**  
Personal Real Estate Corporation

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# FOR SALE

3590 WEST 39TH AVENUE, VANCOUVER, BC

## LOCATION

The development is located in the high end Dunbar-Southland neighbourhood which is next to Kerrisdale and Point Grey. The property is located on a prominent corner with high visibility on a vibrant retail strip.

The development is walking distance from Save-on-foods, H Mart Grocery, New District liquor store and many other restaurants and services. UBC and Point Grey Golf & Country Club are both minutes away from the property.

## PROPERTY HIGHLIGHTS

- Corner unit
- West facing units
- New concrete construction
- Ample street parking
- Walking distance to most amenities
- Top rated private schools
- 1981 sf
- 15 residential units above

## BUILDING

The building is four storeys with concrete construction, air conditioning and underground parking. The building includes four retail units ranging in size from 959 square feet up to 1,981 square feet. There are seven underground parking stalls allocated to the strata retail as well as ample street parking. In addition, there are four storage lockers available for sale in the underground parkade.

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## EXECUTIVE SUMMARY

|                          |   |
|--------------------------|---|
| <b>MUNICIPAL ADDRESS</b> | SL 3590 West 39th Avenue, Vancouver, BC   |
| <b>PID</b>               | 030-933-765   |
| <b>LEGAL DESCRIPTION</b> | Lot 1 Block 14 District Lot 2027<br>Group 1 New Westminster District<br>Plan Epp93856 |
| <b>POSSESSION</b>        | 2024  |
| <b>CONSTRUCTION TYPE</b> | Concrete  |
| <b>PARKING</b>           | Underground parking off W 40th Avenue<br>and street parking along Dunbar Street       |
| <b>LOADING</b>           | 1 Class B Loading Bay   |
| <b>ZONING</b>            | C-2   |
| <b>TRAFFIC COUNTS</b>    | 19,932 VPD along Dunbar Street  |



# SITE PLAN

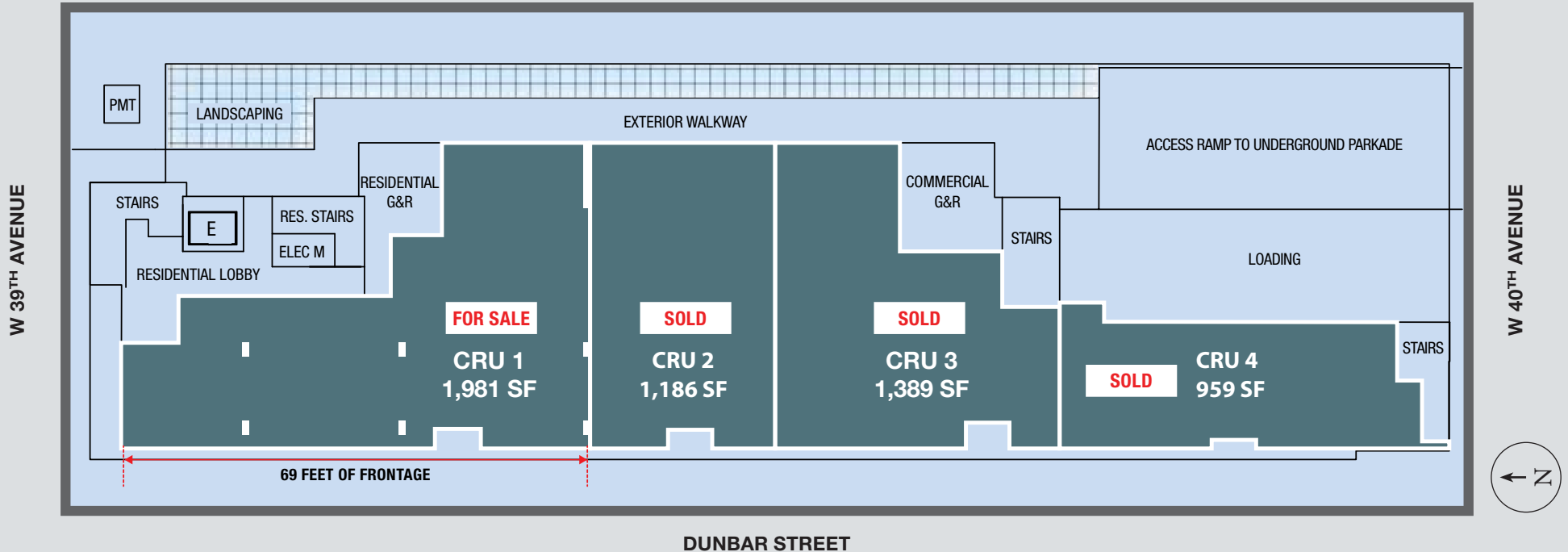
**FINAL**  
corner unit  
opportunity  
**UNIT 1**  
1,981 SF

# FOR SALE

3590 WEST 39TH AVENUE, VANCOUVER, BC

| UNIT  | ASKING PRICE     |
|-------|------------------|
| CRU 1 | <b>3,399,000</b> |
| CRU 2 | <b>SOLD</b>      |
| CRU 3 | <b>SOLD</b>      |
| CRU 4 | <b>SOLD</b>      |

TOTAL: 5,515 SF



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