

5520 Dunbar St, Vancouver

Final Corner Unit FOR SALE OR LEASE

- 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

PRICE REDUCED

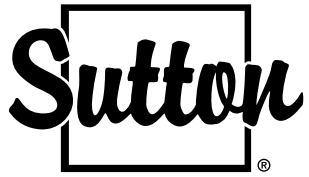
www.karimwinsor.com

CALL AGENT
FOR DETAILS

KARIM WINSOR
Personal Real Estate Corporation

TEL 604 319 6439
EMAIL karim@karimwinsor.com





FOR SALE OR LEASE

5520 DUNBAR ST, 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

MUNICIPAL ADDRESS	5520 Dunbar St., Vancouver, BC
PID	032-345-933
POSSESSION	2024
CONSTRUCTION TYPE	Concrete
PARKING	Underground parking off W 40th Avenue and street parking along Dunbar Street
LOADING	1 Class B Loading Bay
ZONING	C-2
TRAFFIC COUNTS	19,932 VPD along Dunbar Street
RENTAL RATE	\$65 psf
OPERATING COSTS & TAXES	\$15 psf



SITE PLAN

FINAL
corner unit
opportunity

UNIT 1
1,981 SF

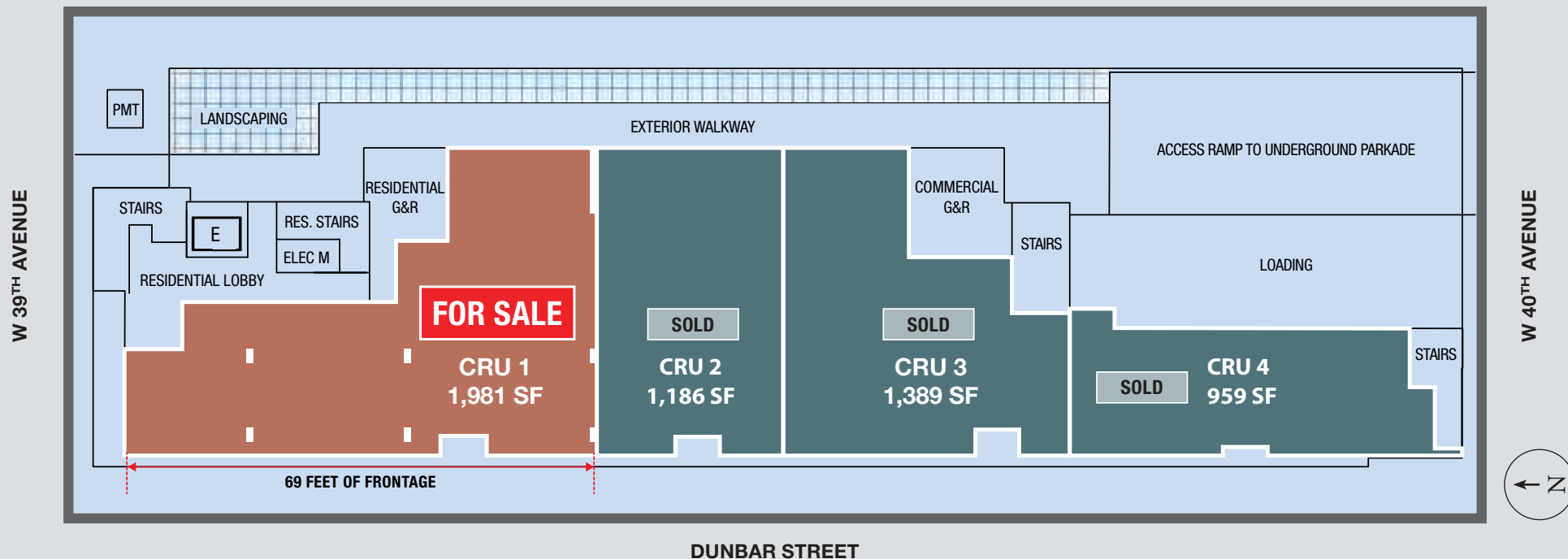
FOR SALE OR LEASE

5520 DUNBAR ST, VANCOUVER, BC

NEW PRICE

UNIT	ASKING PRICE
CRU 1	\$ 3,090,000
CRU 2	SOLD
CRU 3	SOLD
CRU 4	SOLD

TOTAL: 5,515 SF



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