

FOR SALE
3607 WEST 4TH AVENUE

SUBJECT



3607 WEST 4TH AVE.
VANCOUVER, BC
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LOCATION

The property is located in one of the best neighbourhoods in the Lower Mainland close to the beach, great amenities, transit and excellent schools. The property is next to Aphrodites, Banyen Books, and many independent shops and restaurants. There is very high vehicular traffic to and from UBC and excellent foot traffic.

PROPERTY HIGHLIGHTS

- Great neighbourhood
- Close to beach
- Excellent shopping
- Frequent transit
- Ample street parking
- Vacant possession
- Close to Jericho Lands
- Excellent retail

BUILDING

The strata unit is 618 square feet with 19 feet of street frontage. There is rear access to the loading bay and back lane. The unit is a very efficient rectangular shape with an open floor plan and is approximately 19 feet wide by 25 feet deep. There is one parking stall provided.

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EXECUTIVE SUMMARY

MUNICIPAL ADDRESS	3607 West 4th Ave, Vancouver, BC
PID	023-752-416
UNIT SIZE	618 SF
FRONTAGE	19 FEET
ZONING	C-2
STRATA FEES	\$263.03 PSF
ANNUAL PROPERTY TAXES	\$5,572.51
ACCESS	Front and Rear
ASKING PRICE	\$649,000





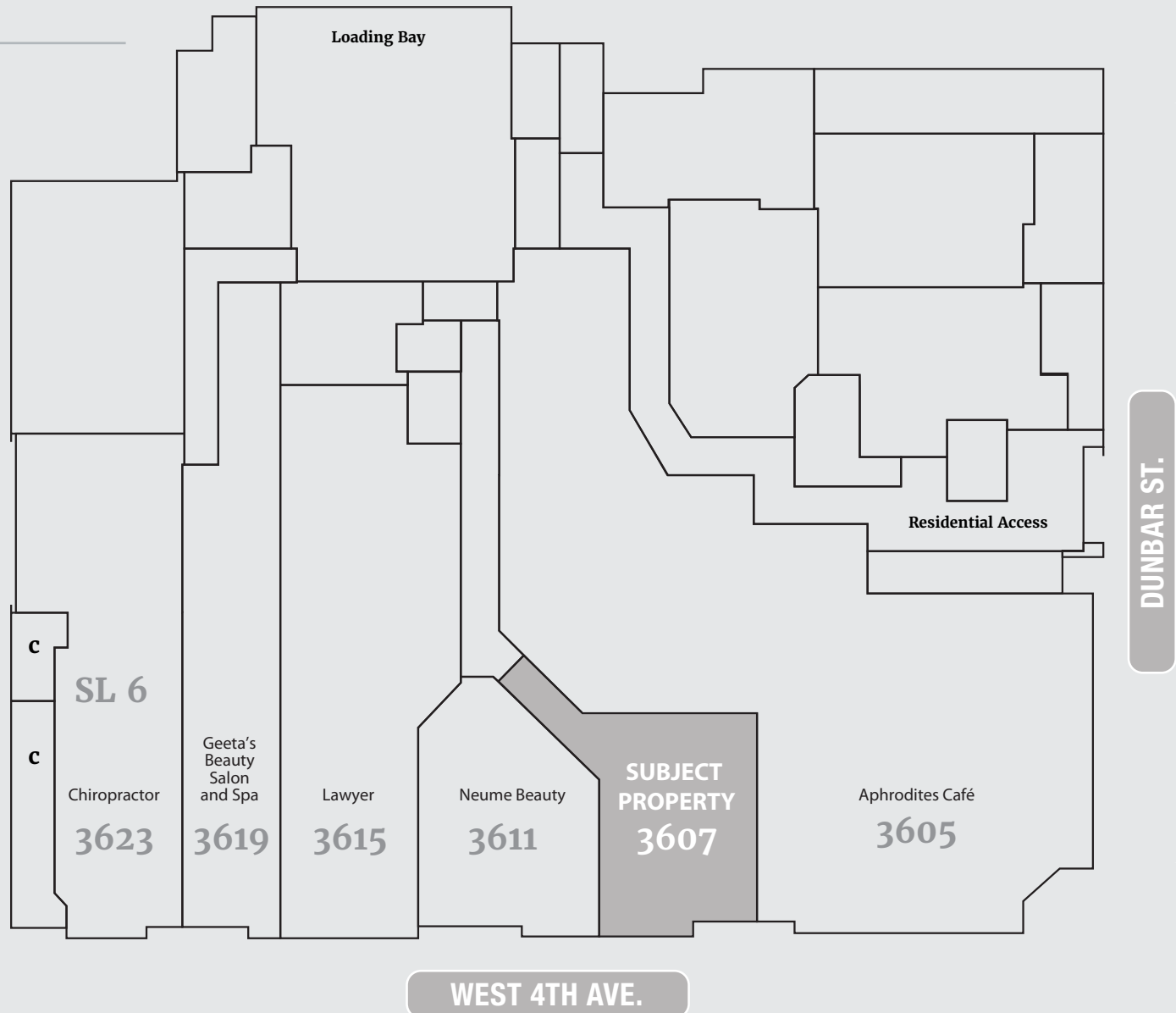
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FLOOR PLAN





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SUBJECT PROPERTY**

WEST 4TH AVE.

ALMA ST.

**JERICO
LANDS**