

FOR SALE
4359 FRASER STREET



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VANCOUVER, BC

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LOCATION

The property is located in the very desirable Fraser Street neighbourhood with great amenities, transit and excellent schools. The property is within a block of NoFrills, Shoppers Drug Mart, Prado Cafe, JJ Bean, Say Mercy!, and many other independent shops and restaurants. There is very high vehicular traffic in this very central location.

PROPERTY HIGHLIGHTS

- Ample street parking
- Parking in rear
- Frequent transit
- Vacant possession
- Assembly potential
- Central location
- Across from new development
- Excellent schools

BUILDING

The building is 3,604 square feet with 1,796 square feet on the main floor and 1,808 square feet below. The main floor includes both street front retail with a 2 bedroom residential suite in the rear. The lower level has two 1 bedroom units. The building has ample on site parking in the rear and plenty of street parking. The building is also sprinklered.

EXECUTIVE SUMMARY

MUNICIPAL ADDRESS 4359 Fraser Street, Vancouver, BC

PID 003-673-588

LOT AREA 3,729 SF

FRONTAGE 33 FEET

ZONING C-2

BUILDING SIZE 3,604 SF

PARKING Ample parking in rear

AVAILABLE Vacant possession

ASKING PRICE \$2,499,000

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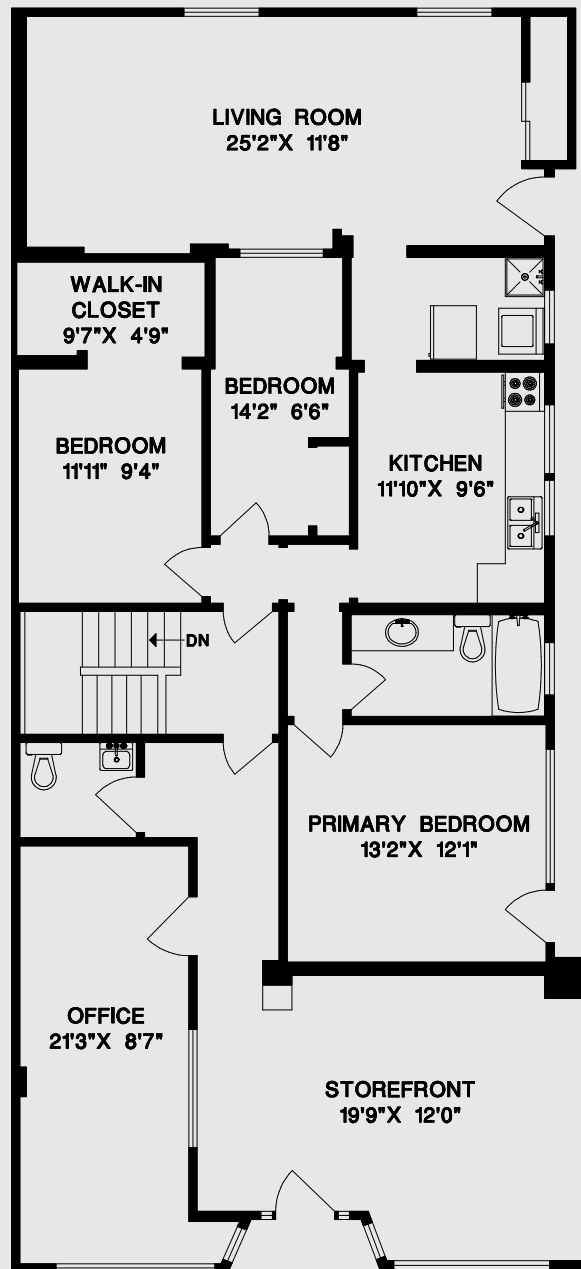
FLOOR PLANS



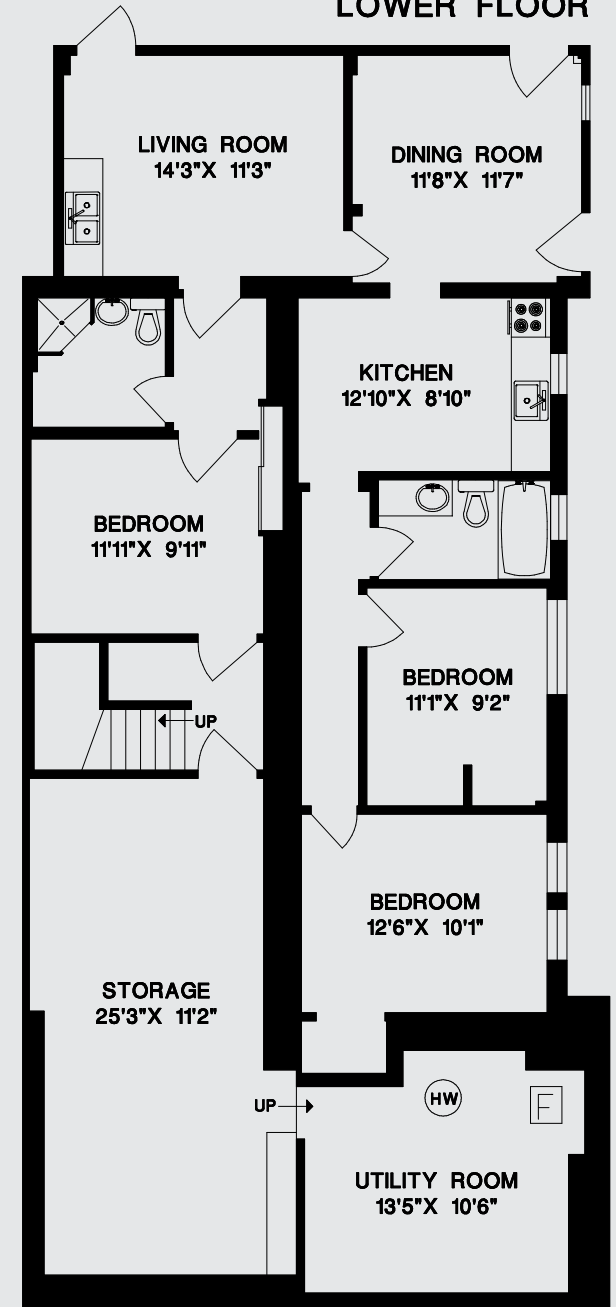
Parking in rear



MAIN FLOOR



LOWER FLOOR





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4359 FRASER STREET, VANCOUVER



Earnest Icecream

KING EDWARD

FRASER ST.

Prado Cafe

JJBean

Say Mercy!

Locarno New
Development

No-Frills

Shoppers Drug Mart

4359 FRASER STREET
SUBJECT PROPERTY