

**FOR SALE**  
4359 FRASER STREET



**4359 FRASER STREET**  
**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

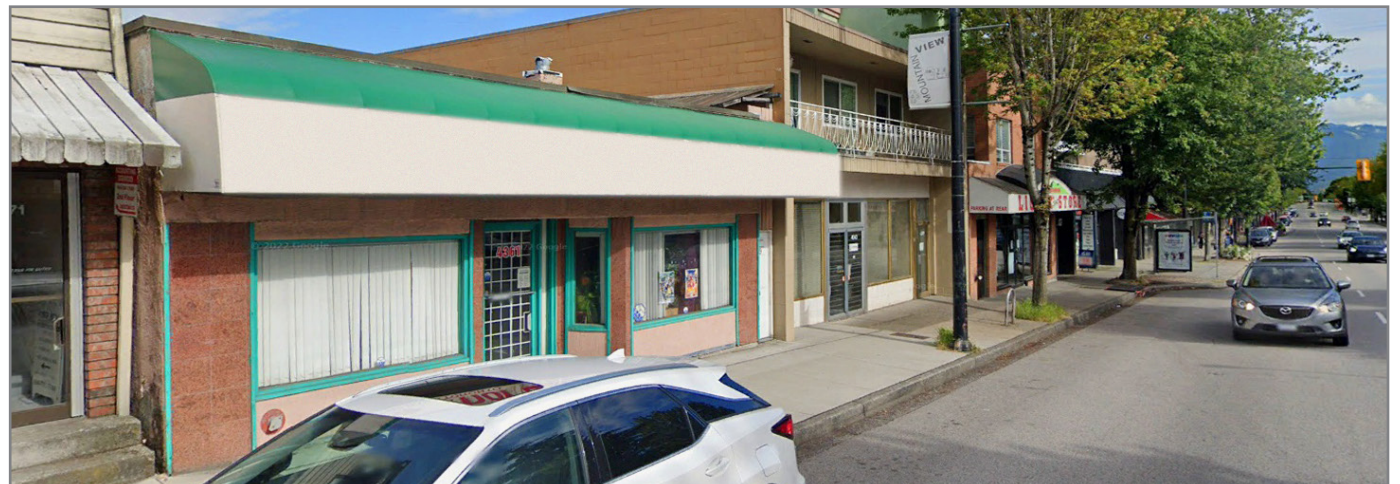
## BUILDING

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

<b>MUNICIPAL ADDRESS</b>	4359 Fraser Street, Vancouver, BC
<b>PID</b>	003-673-588
<b>LOT AREA</b>	3,729 SF
<b>FRONTAGE</b>	33 FEET
<b>ZONING</b>	C-2
<b>BUILDING SIZE</b>	3,604 SF
<b>PARKING</b>	Ample parking in rear
<b>AVAILABLE</b>	Vacant possession
<b>ASKING PRICE</b>	\$2,499,000

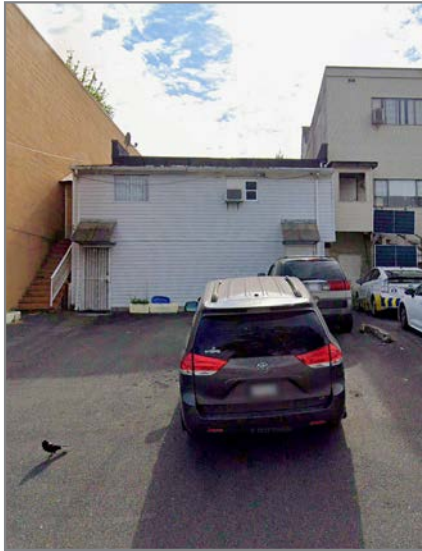
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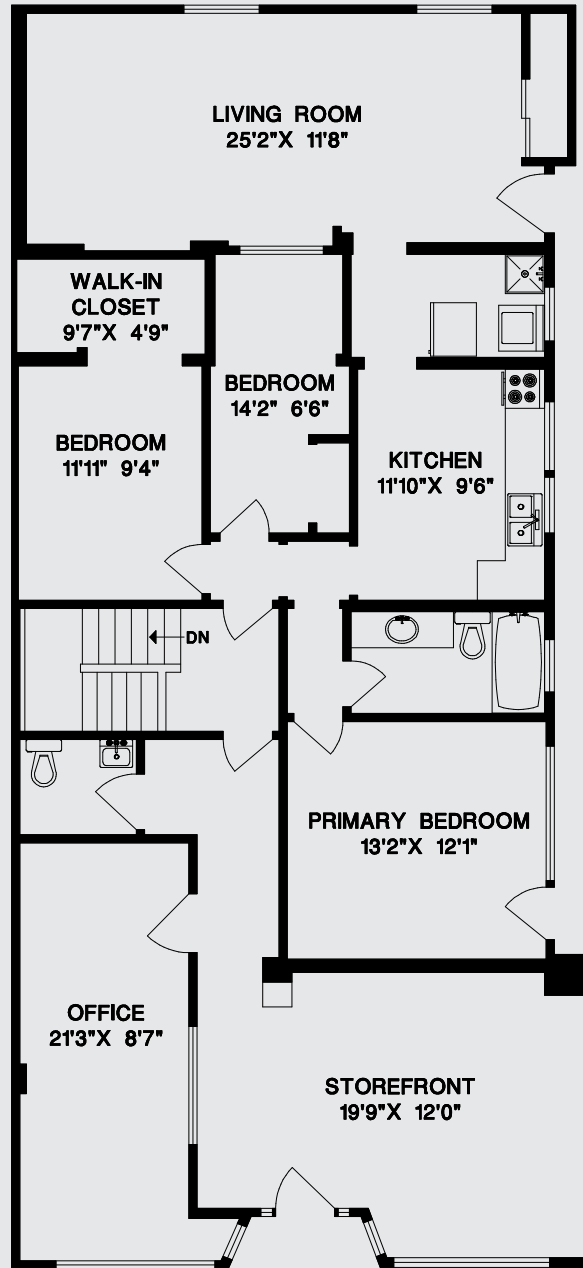
## FLOOR PLANS



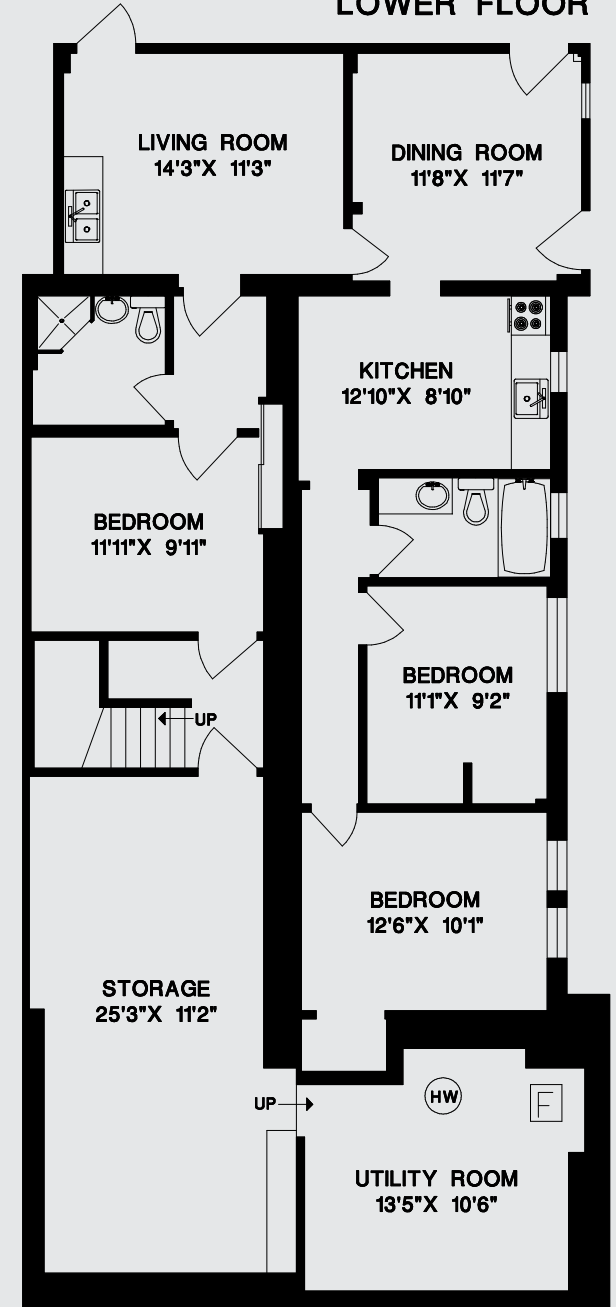
Parking in rear



### MAIN FLOOR



### LOWER FLOOR





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4359 FRASER STREET, VANCOUVER



Earnest Icecream

**KING EDWARD**

**FRASER ST.**

Prado Cafe

JJBean

Say Mercy!

**4359 FRASER STREET  
SUBJECT PROPERTY**

Locarno New  
Development

No-Frills

Shoppers Drug Mart