

# FOR SALE

High Visibility Income Producing Property

2879 Commercial Drive, Vancouver, BC



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*\*Personal Real Estate Corporation*



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## OPPORTUNITY

Revitalized strata retail unit featuring a charming boutique bakery tenant with a recently signed lease, generating stable income. Offering a competitive 4.3% CAP rate at the asking price, this property represents an excellent investment opportunity in a thriving, culturally rich neighborhood.

## LOCATION

Situated in the heart of “The Drive,” a vibrant community celebrated for its eclectic mix of shops, renowned restaurants like The Burrow and Lunch Lady, and lively events such as Italian Day on the Drive, this location embodies urban energy and charm. The property boasts high visibility and a prime position near a new mixed-use development, just a 6-minute walk from the Commercial-Broadway SkyTrain station.

With its strong tenant, strategic location, and potential for long-term growth, this is an outstanding opportunity to invest in one of Vancouver’s most dynamic and sought-after communities.



## SALIENT FACTS

<b>Civic Address:</b>	2879 Commercial Drive, Vancouver, BC
<b>PID:</b>	028-633-989
<b>Legal Description:</b>	STRATA LOT 2, PLAN BCS4163, DISTRICT LOT 264A, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
<b>Unit Area:</b>	1,014 SF (approx.)
<b>Current Zoning:</b>	C-2C1
<b>Location:</b>	The property is situated on the Northwest corner of Commercial Drive and East 13th Avenue. The unit faces Commercial Drive and is a 6-minute walk to Commercial-Broadway.
<b>Year Built:</b>	2011
<b>Unit Frontage:</b>	31.76 Feet (approx.)
<b>Parking:</b>	1 Stall
<b>Property Tax (2024):</b>	\$10,191.10
<b>Strata Fee:</b>	\$678.17
<b>Listing Price:</b>	\$1,298,000

### HIGHLIGHTS



**Stable Income:** Leased to a well-established artisanal bakery, ensuring consistent and reliable rental income.



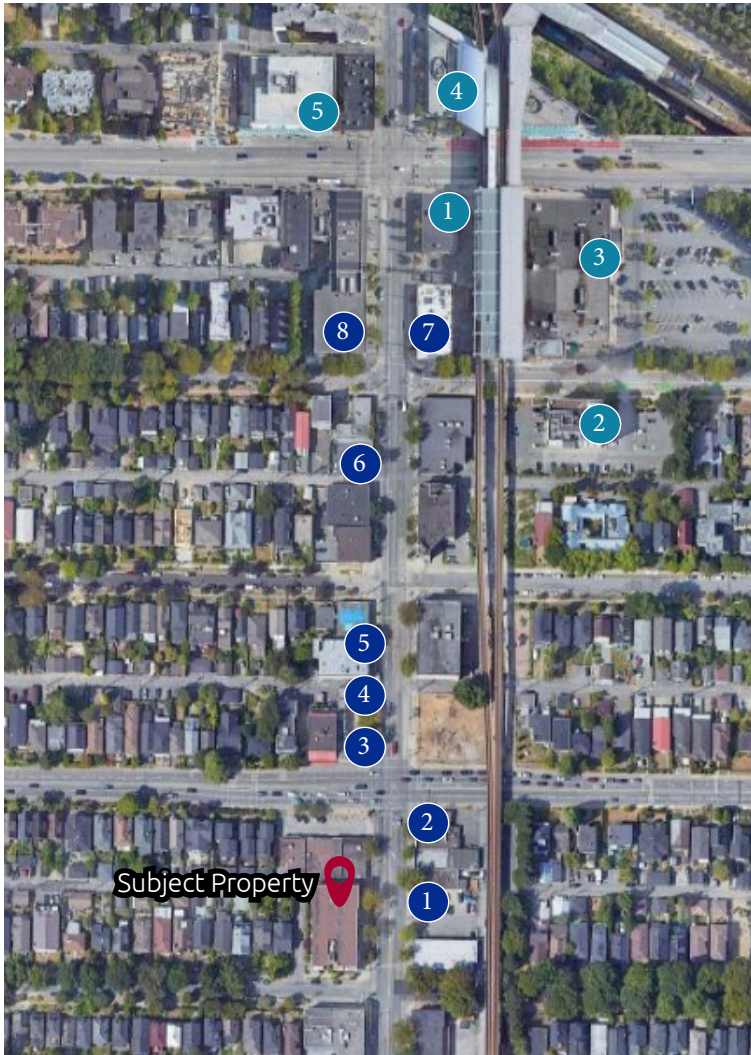
**Prime Location:** Exceptional visibility on bustling Commercial Drive, easily accessible by car, multiple bus routes, and just a 6-minute walk to the Commercial-Broadway SkyTrain station.

PROPERTY PHOTOS



\*Photos captured when vacant

## NEARBY AMENITIES



### ● RESTAURANTS

- |                       |                      |
|-----------------------|----------------------|
| 1. Gojo Cafe Ethiopia | 5. Baby Dhal Roti    |
| 2. ChongQing          | 6. Kyle's Cafe       |
| 3. The Burrow         | 7. Yummy Slice Pizza |
| 4. Naruto Sushi       | 8. Commercial Sushi  |

### ● NOTABLE BUILDINGS

1. Commercial - Broadway Station
2. Life Labs
3. Safeway
4. CIBC Banking Center - Branch
5. BMO Bank of Montreal - Branch



### **Subject Property**

2879 Commercial Drive,  
Vancouver, BC

## WALK SCORE



**WALK SCORE**

### **Walker's Paradise**

Daily errands do not require a car



**TRANSIT SCORE**

### **Rider's Paradise**

World-class public transportation



**BIKE SCORE**

### **Biker's Paradise**

Daily errands can be accomplished by bike

Source: [walkscore.com](https://www.walkscore.com)

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