

# FOR SALE

## 3357 West 4th Avenue

Vancouver, BC

*Mixed-Use / Owner-User / Value-Add Opportunity*

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Kelvin Luk\*  
Principal  
604.808.8192  
kelvin@lukrealestategroup.com

William Maunsell\*  
Associate Vice President  
604.970.9738  
william@lukrealestategroup.com

\*Personal Real Estate Corporation

The logo for Luk Real Estate Group, featuring the letters 'LUK' in a stylized, gold-colored font.

REAL ESTATE GROUP

Macdonald  
COMMERCIAL

## LOCATION

West 4th Avenue in Kitsilano, Vancouver, epitomizes a vibrant blend of urban flair and coastal charm. This bustling strip, stretching from Burrard Street to Alma Street, is lined with eclectic shops, trendy boutiques, and a diverse range of eateries offering everything from artisanal coffee to international cuisine. During the day, locals and visitors alike explore the unique fashion finds and outdoor gear while enjoying the neighborhood's relaxed yet bustling atmosphere. As evening falls, West 4th Avenue transforms into a lively hub with lively bars, cozy pubs, and restaurants serving up craft beers and live music, reflecting its community spirit and vibrant nightlife.

## OPPORTUNITY

Luk Real Estate Group is pleased present the opportunity to acquire a boutique mixed-use building in Kitsilano with unobstructed frontage along West 4th Avenue. This property contains 4 residential units (4 one-bedrooms), 1 vacant retail unit, and a separate storage premises accessed through the lane. The property is perfect for owner-users seeking to occupy the retail premises and take advantage of the excellent exposure along West 4th Avenue or investors looking for a value-add opportunity or a chance to acquire a freestanding Kitsilano asset to hold for the long-term. The property's premium location and favourable existing zoning is suitable for many businesses and building typologies. Under the existing C-2 zoning, the property can be redeveloped as a purpose-built rental or a mixed-use condo building. If assembled to the corner, the property can be redeveloped for up to 3.70 FSR under the existing C-2 zoning.

## SALIENT FACTS

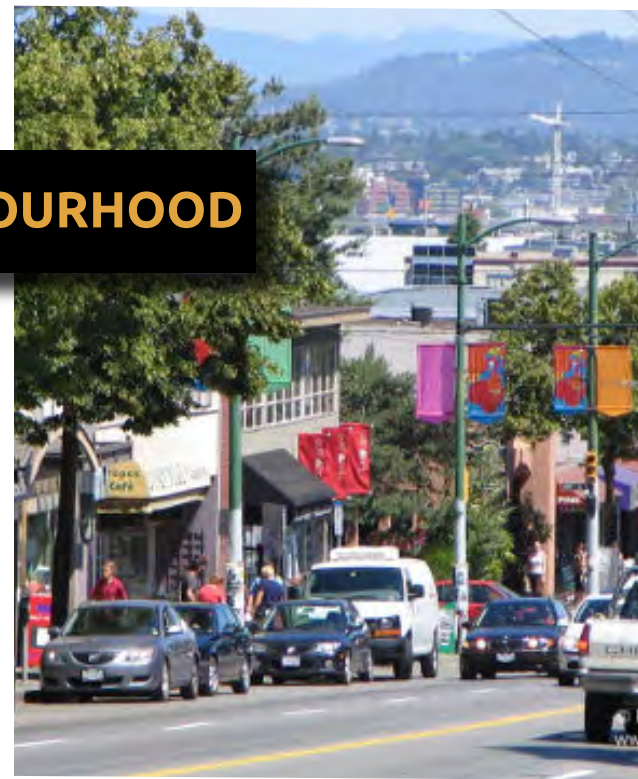
<b>Civic Address:</b>	3357 West 4th Avenue, Vancouver, BC
<b>Legal Description:</b>	PID: 011-479-663  LOT E, BLOCK 24, PLAN VAP4572, DISTRICT LOT 540, NEW WESTMINSTER LAND DISTRICT, OF LOTS 11 & 12
<b>Location:</b>	Situated mid-block along West 4th Avenue in Kitsilano between Waterloo Street and Blenheim Street, directly across from McBride Park.
<b>Property Description:</b>	Improved with a freestanding mixed-use building with 4 one- bedroom residential units and 1 retail unit. Additionally, there is a freestanding storage premises accessed through the lane in the back.
<b>Property Exposure (approx.):</b>	32 FT along West 4th Avenue
<b>Zoning:</b>	C-2
<b>Lot Size (approx.)</b>	3,612 SF
<b>Building Size (approx.):</b>	3,600 SF*
<b>Property Taxes (2023):</b>	\$18,893.40
<b>Total Assessed Value (2024):</b>	\$3,262,600
<b>Asking Price:</b>	<b>\$2,498,000</b>

*\*The building has not been remeasured. Measurements are to be verified by the Purchaser if deemed necessary.*

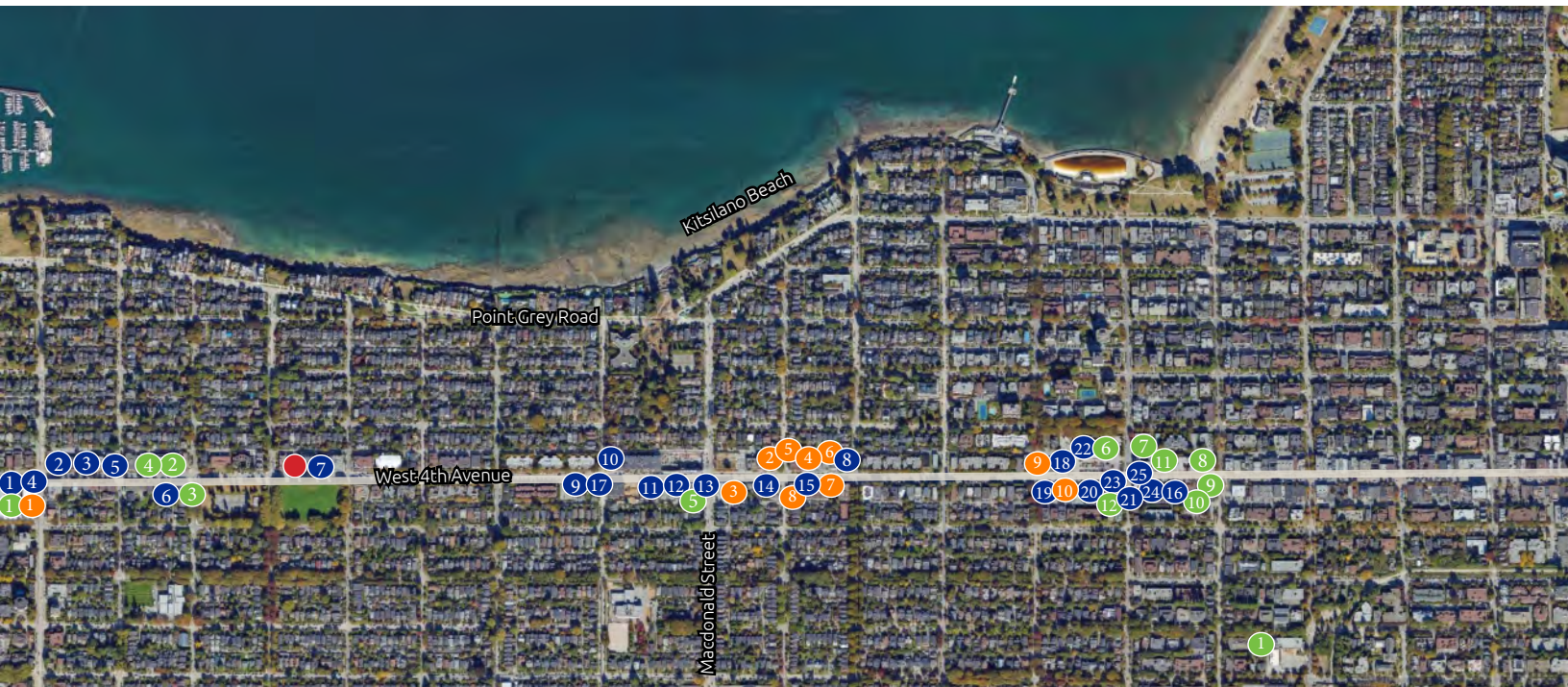




**KITSILANO NEIGHBOURHOOD**



# NEARBY AMENITIES



## RESTAURANTS

- |                             |                                 |                         |
|-----------------------------|---------------------------------|-------------------------|
| 1. Breka Bakery & Café      | 9. Little Bird Dim Sum          | 17. Café Lokal          |
| 2. La Quercia & L'Ufficio   | 10. Artistry Coffee             | 18. McDonald's          |
| 3. Zapoteca                 | 11. Tayybeh                     | 19. Peaceful Restaurant |
| 4. A&W                      | 12. Chewie's Chicken & Biscuits | 20. Raisu               |
| 5. Aphrodite's Organic Café | 13. Darby's Public House        | 21. Kokomo              |
| 6. Double DD Pizza          | 14. The Naam                    | 22. Starbucks           |
| 7. Hitoe Sushi              | 15. The Only Café               | 23. Maria's Taverna     |
| 8. Dark Table               | 16. Hi-Nippon Japanese          | 24. Delara              |
|                             |                                 | 25. Au Comptoir         |

## RETAIL

1. BC Liquor Store
2. IGA
3. Forerunners
4. LadySport
5. Darby's Liquor Store
6. Safeway
7. Whole Foods Market
8. Arc'teryx
9. Saje Natural Wellness

## SERVICES

1. Alma Dental Centre
2. Kitsilano Dental Group
3. Charcuterie Vancouver
4. Kitsilano Animal Clinic
5. Hype Hair Studio
6. Lagree Pilates Studio
7. Kira Kira Nails Spa
8. Shapes Brow & Wax Bar
9. Royal Bank of Canada
10. Vancity Credit Union

## WALK SCORE

**SUBJECT PROPERTY**  
3357 WEST 4TH AVENUE, VANCOUVER, BC



WALK SCORE

**Walker's Paradise**

Daily errands do not require a car.



BIKE SCORE

**Biker's Paradise**

Daily errands can be accomplished by bike.

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

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