

FOR SALE

5,986 SF of retail strata in Kitsilano with 9 parking stalls

MAJOR PRICE REDUCTION



2289 Burrard Street

Vancouver, BC

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LUK

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LOCATION

The vibrant and upscale Kitsilano neighborhood is renowned for its fashionable boutiques, restaurants, and cafes, making it an ideal location to attract both pedestrian and vehicular traffic. Set to open in 2027, this unique space will be situated less than a 10 minute walk from the Arbutus Skytrain station on the Broadway Millennium Line extension, significantly enhancing the area's accessibility and desirability.

SALIENT FACTS

Civic Address:	2289 Burrard Street, Vancouver, BC
Legal Description:	LMS3166 Strata Lots 26 & 27
Parking Stalls:	9
Zoning:	C-3A
Built Year:	1998
Unit Size (approx.):	5,986 SF
Occupancy:	Vacant
Price per SF:	\$649/SF
Asking Price:	\$4,500,000 \$3,888,000

OPPORTUNITY

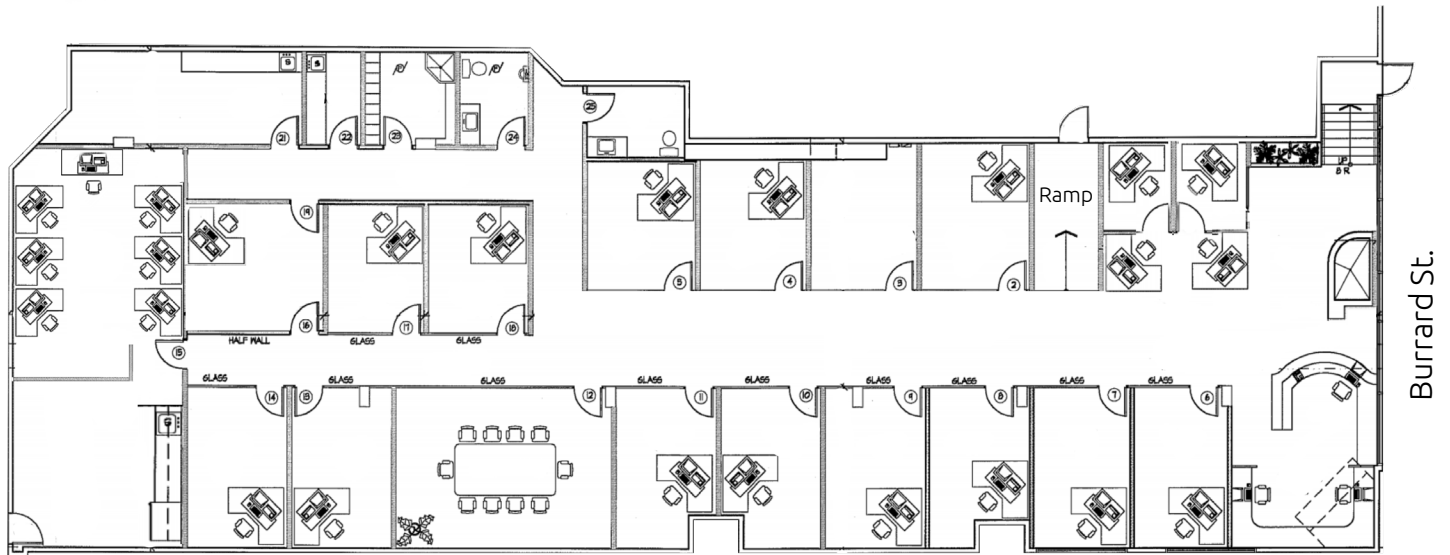
Presenting a compelling opportunity for investors or owner occupiers to acquire a 5,986 sq. ft. ground level retail/office strata in the sought after Kitsilano neighborhood of Vancouver. Situated within the Carnegie Building, a three story mixed use property, the location includes a rarely available nine parking spaces for customer and staff convenience. Prominent Burrard Street frontage provides high visibility and exposure for ground level signage. The space features a versatile layout suitable for retail and office use to accommodate diverse business requirements. Significantly improved with built-out offices and high ceilings, the property offers excellent privacy and insulation from noise along the Burrard corridor.



LAYOUT

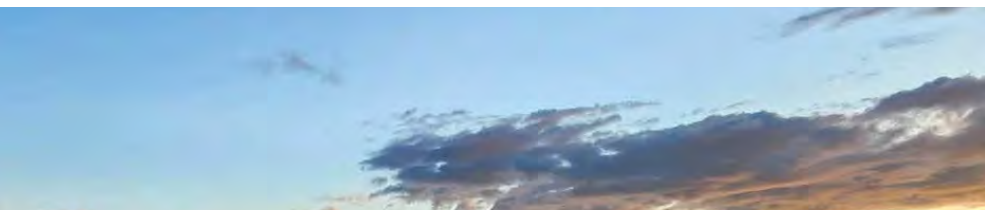
The existing configuration includes a reception area, a meeting room, a boardroom featuring a skylight, 16 private offices, openplan workstations, a staff kitchen, two washrooms, an end of trip shower facility, storage space and exit at the rear of the property. Additionally, there is a secondary entrance offering ramp access to Burrard Street.

FLOOR PLAN





Burrard Street Bridge



KITSILANO NEIGHBOURHOOD



Kitsilano Beach



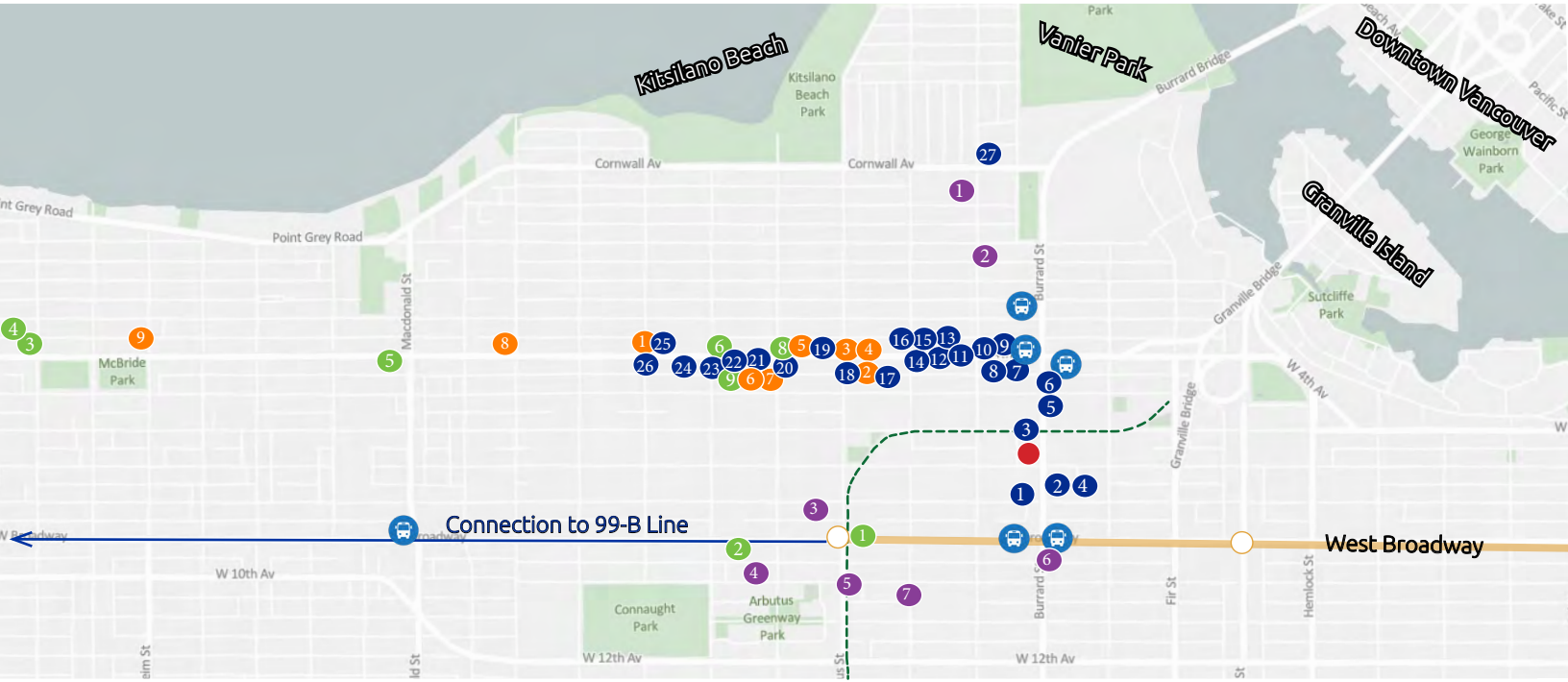
West 4th Ave



Kitsilano Pool



NEARBY AMENITIES



● RESTAURANTS/CAFES

1. Unchai Restaurant
2. Carlos O'Bryan Pub
3. Gateau de Henry
4. Delhi-6 Indian Bistro
5. Novo Italian
6. Elysian Coffee
7. Mi Casa Mexicana
8. Purebread Bakery
9. Ramen Danbo
10. Romer's Burger Bar
11. Tractor Foods
12. Tacofino
13. Chi
14. RedBeef Noodle Kitchen
15. Lumine Coffee
16. Las Margaritas
17. La Ruota Pizzeria
18. Their There

19. Jam Cafe
20. 49th Parallel Café
21. Delara
22. Hi-Nippon
23. Au Comptoir
24. Raisu
25. McDonald's
26. Peaceful Restaurant
27. Starbucks

● 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

● SCHOOLS

1. Henry Hudson Elementary
2. Vancouver Hospitality School
3. St. Augustine School
4. St. Johns School
5. Madrona School
6. Century High School
7. Lord Tennyson Elementary

● SERVICES

1. Royal Bank of Canada
2. Halsa Float Spas
3. Vivid Nails
4. Myodetox
5. Ride Cycle Club
6. Bailey Nelson Optometrist
7. Bombay Brow Bar
8. Lagree West
9. Physioworks

● **SUBJECT PROPERTY**
2289 BURRARD STREET, VANCOUVER, BC

- Broadway Subway Project
- Future Subway Station
- Arbutus Green Way
- Bus Stop

WALK & BIKE SCORE



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

DRIVE & WALK TIME

Drive time to:

New St. Paul's Hospital	14 min
Downtown Vancouver	10 min
BC Children's Hospital	10 min
Future Skytrain Station	3 min

Walk time to:

Future Skytrain Station (West Broadway & Arbutus)	10 min
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