

# FOR SALE

Exceptional Value-Add or Owner-Occupier Opportunity

2710 Kingsway, Vancouver, BC



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# OPPORTUNITY

Luk Real Estate Group is pleased to present 2710 Kingsway, Vancouver, BC, a high-exposure mixed-use property in the rapidly evolving Norquay Village neighborhood. This prime Vancouver asset features ground-floor retail and 2 two-bedroom residential units above, offering a strategic investment for value-add investors or an ideal space for an owner-occupier. This presents a rare opportunity to own a high-exposure freestanding mixed-use building in one of Vancouver’s most dynamic neighborhoods. Falling under the Norquay Village Plan and designated as Kingsway Midrise, which permits up to 3.80 FSR, the property has excellent long-term development value.

## PROPERTY OVERVIEW

The property is equipped with a two-story mixed-use building. The ground floor serves a commercial purpose, while the second floor contains two residential apartments. Covering a land area of 3,423 SF, the property is designated with a C-2 zoning by the City of Vancouver. This zoning allows for a variety of uses. For valuation, the 2025 assessment by the City of Vancouver estimated the property’s value at \$2,550,000.

## SALIENT FACTS

<b>Civic Address:</b>	2710 Kingsway, Vancouver, BC
<b>Legal Description:</b>	Lot 16 Block 4 Plan VAP3860 District Lot 50 Land  District 36 AMD Block 5A & 5B PID: 012-094-978
<b>Lot Area (approx.):</b>	3,423 SF
<b>Building Area:</b>	5,265 SF
<b>Frontage:</b>	33 FT along Kingsway
<b>Zoning:</b>	C-2
<b>Unit Mix:</b>	1 Retail & 2 Residential
<b>Community Plan:</b>	Norquay Village Neighbourhood Plan (Kingsway Mid-rise)
<b>Land Use Designation:</b>	Kingsway Mid-rise (3.80 FSR)
<b>Property Tax (2025):</b>	\$20,180.40
<b>Assessed Value:</b>	\$2,550,000
<b>Price Guidance:</b>	No Formal Asking Price - Contact Agent



## KEY INVESTMENT HIGHLIGHTS



**Prominent Location** – Situated on Kingsway, a major arterial route with high daily traffic counts, excellent visibility, and easy transit access.



**Versatile Retail Space** – The property includes a 2,188 SF vacant retail unit with a 889 SF basement with full-height ceilings and rear loading, allowing for immediate owner use or repositioning to secure a strong market lease rate.



**Long-term Redevelopment Potential** – As the property falls within the Norquay Village Plan and is designated as Kingsway Midrise for up to 3.80 FSR, there is tremendous intrinsic land value.

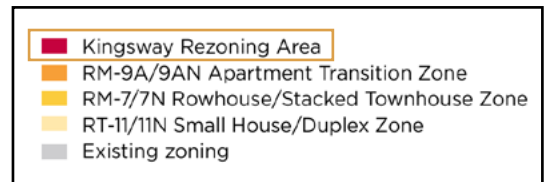
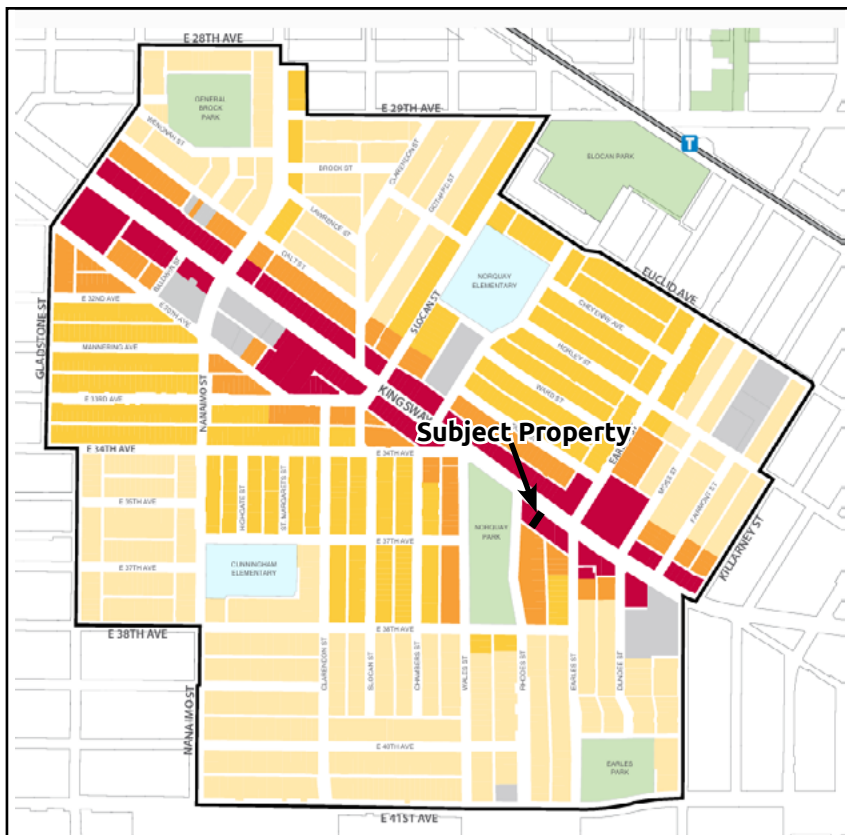


**Vibrant Neighborhood** – Located in Norquay Village, with many new mixed-use developments, which will continue to bring an influx of residents and businesses to the area.



**Abundant Parking** – Ample street parking and parking at the rear of the property, providing easy access to prospective customers.

## NORQUAY VILLAGE LAND-USE PLAN



# PROPERTY PHOTOS



Exterior of Property



Parking at Rear



Residential Unit



Residential Unit



Interior Retail



Interior Retail

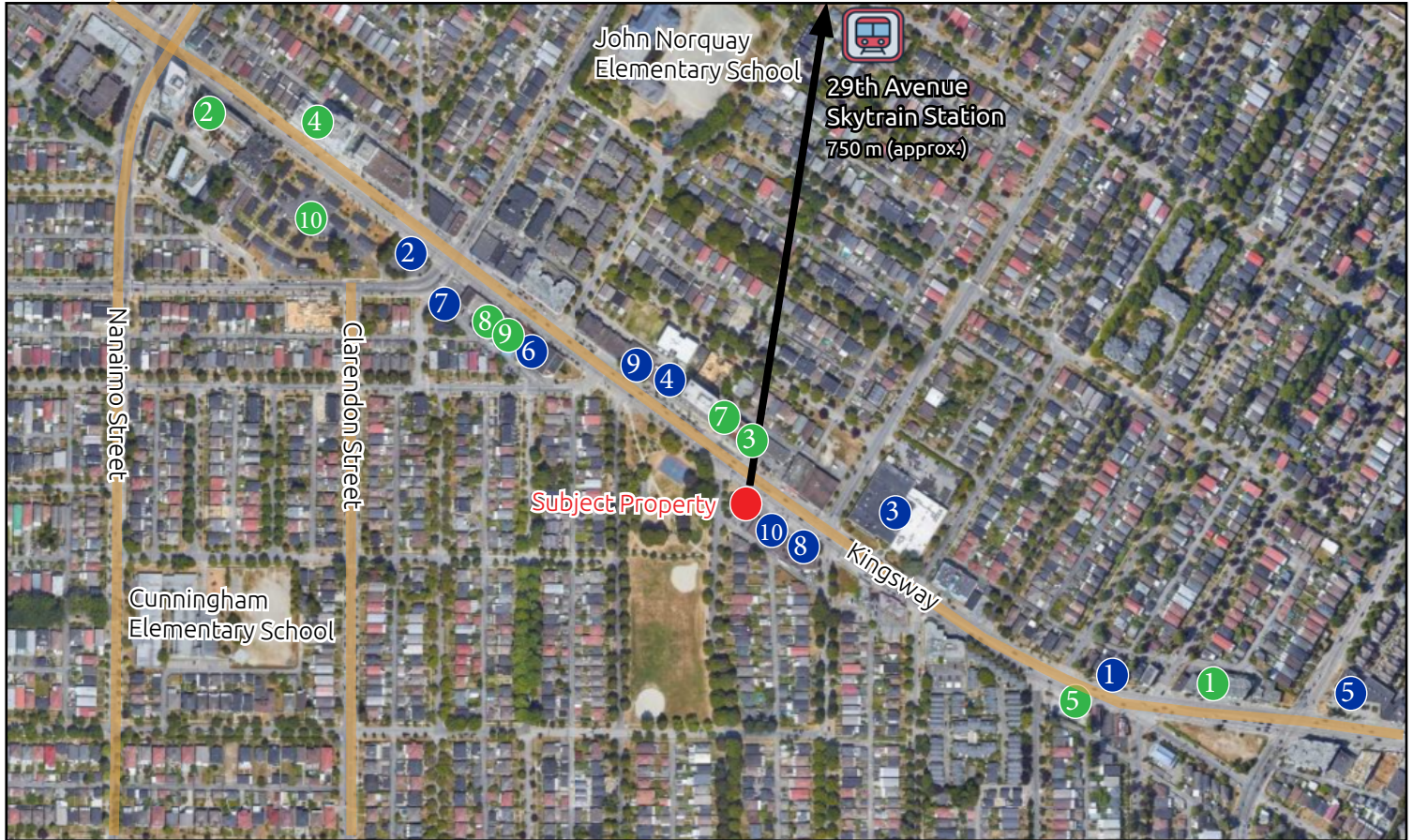


Top View



Top View

# AMENITIES MAP



## ● RESTAURANTS & GROCERS

1. Dairy Queen
2. Church's Chicken
3. Purdy's Chocolatier
4. Sabor Mexicano
5. Chilli Pepper House
6. Ganh Vietnamese
7. Kwan Luk Restaurant
8. Great Two Supermarket
9. Acharya Daiko Store
10. Top Cantonese Cuisine

## ● SHOPS & SERVICES

1. Yong Sheng Clinic
2. Shoppers Drug Mart
3. Lotus Hair Salon
4. Integra Eyecare Centre
5. Chevron Gas Station
6. Kingsway Dental Centre
7. Happy Flowers Florist
8. Big M Fast Print Shop
9. Get Fresh Laundry
10. 2400 Motel

● **Subject Property**  
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