



Colliers

For Sale

Ground Floor Retail Strata Unit

63 Kingsway, Vancouver, BC

Kira Liu

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Opportunity



To own a tenanted, high exposure strata retail unit in the vibrant Mount Pleasant neighbourhood

Salient Details

Municipal Address	63 Kingsway, Vancouver, BC
PID	023-565-152
Legal Description	STRATA LOT 9 DISTRICT LOT 200A GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2563 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Strata Lot Area	349.83 SF
Zoning	C-3A COMMERCIAL
Parking	1 parking stall (gated/secured underground)
Current Monthly Strata Fees	\$204.11
Annual Property Taxes (2024)	\$3,885.29
Lease/Tenancy Information	<ul style="list-style-type: none">Leased to local cell repair/electronics retailer "Apple & Berry"Current lease rate approx. \$96 net psf (\$2,800 net per month)Net rent increase to approx. \$102.85 psf net in 2026 (\$3,000 net per month)
Asking Price	-\$695,000- \$665,000



Walk Score

100



Transit Score

78



Bike Score

94

Location



Population

54,696



Households

24,477

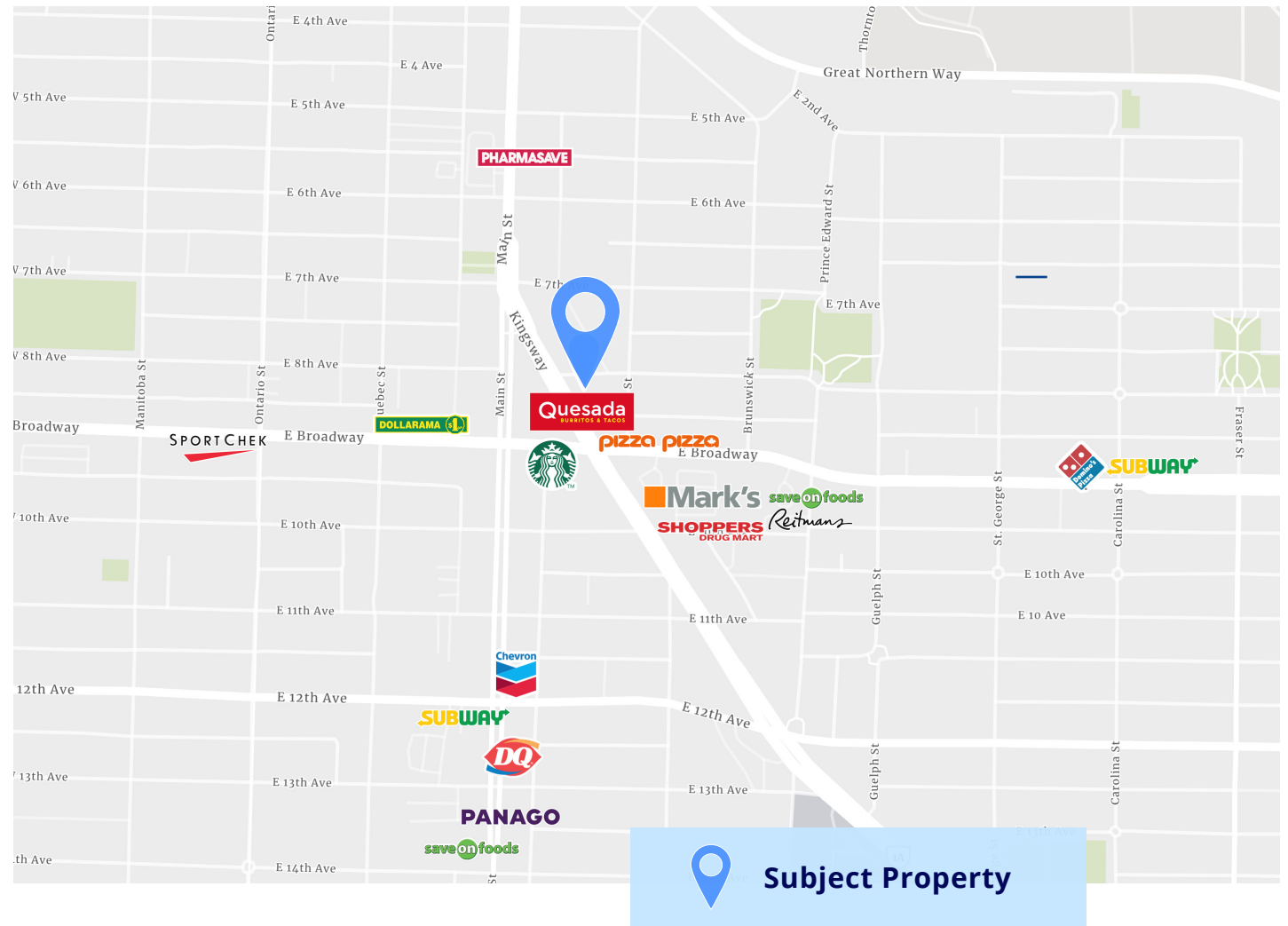


Average Household Income

\$129,737

Mount Pleasant is one of Vancouver's most dynamic and evolving neighbourhoods, known for its creative energy, historic charm, and strong sense of community. Located just southeast of downtown, it blends old industrial roots with a modern, artistic vibe. The area is home to a mix of heritage buildings, contemporary condos, and vibrant street art, reflecting its transformation into a hub for young professionals, artists, and entrepreneurs.

Mount Pleasant offers an eclectic mix of independent boutiques, craft breweries, coffee shops, and eateries, particularly along Main Street and Broadway. With excellent transit connections, bike routes, and walkability, it's a highly accessible and livable part of the city. The neighbourhood also features green spaces like Dude Chilling Park and is close to major destinations such as Olympic Village and False Creek, making it a sought-after location for both residents and businesses.

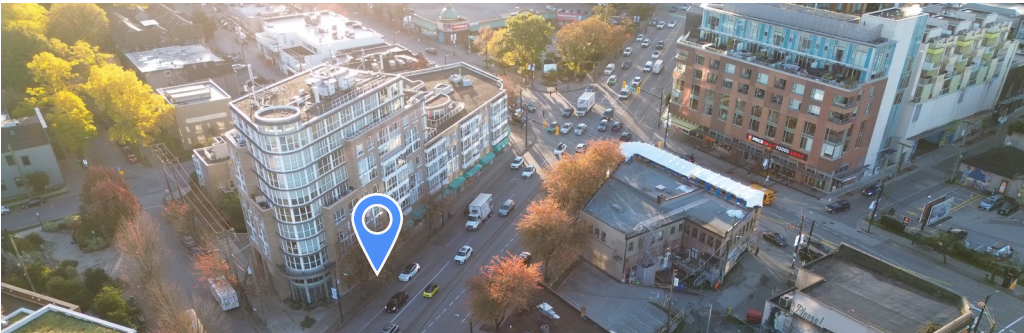


Floor Plan & Gallery

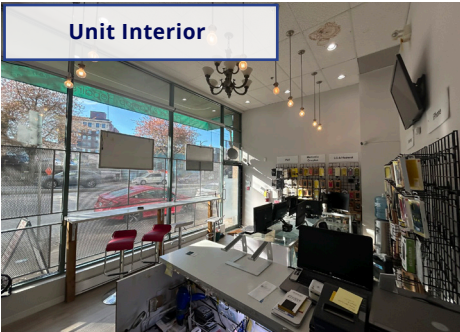
Building Exterior



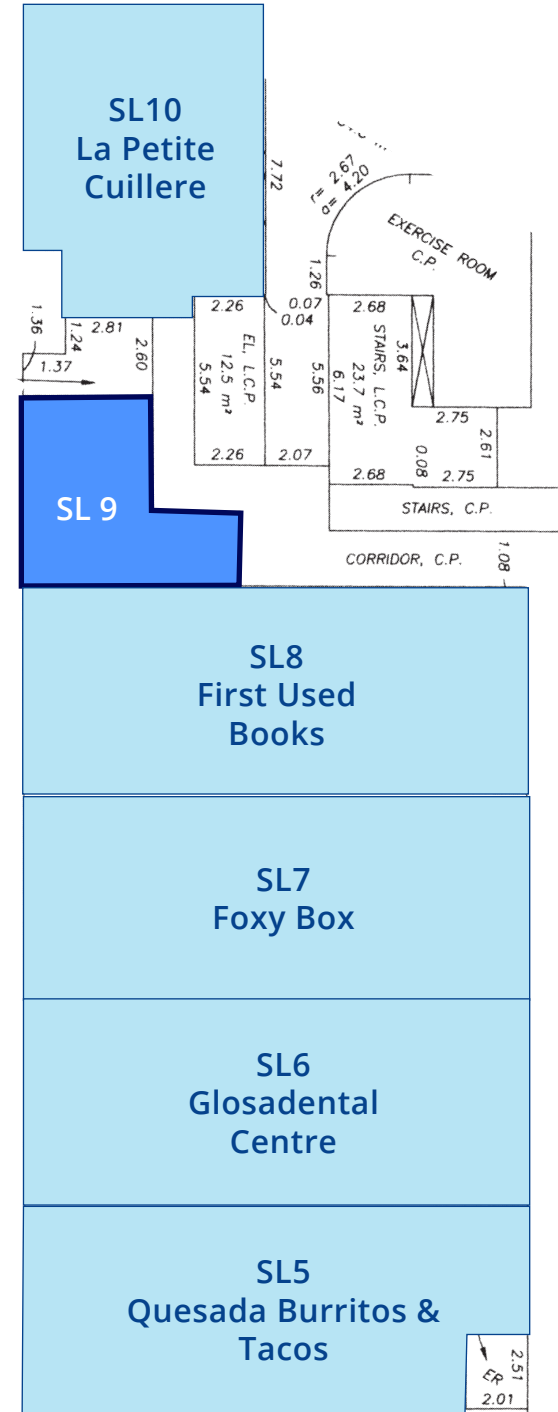
Unit Exterior



Unit Interior



Unit Interior



Kingsway



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