

FOR SALE

SUITES 208 & 209

1730 WEST 2ND AVENUE

Vancouver, BC

—
2,371 sf of well-appointed professional office space



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**Personal Real Estate Corporation* | Macdonald Commercial Real Estate Services Ltd.

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SALIENT DETAILS

CIVIC ADDRESS

Suites 208 & 209 at 1730 West 2nd Avenue, Vancouver, BC

PROPERTY IDENTIFIERS

024-915-432; 024-915-441; 024-915-718; 024-915-726;
024-916-056; 024-916-064

LEGAL DESCRIPTION

Strata Lots 11, 12, 39, 40, 73 and 74, District Lot 526, Group 1, New Westminster District, Strata Plan LMS4328, together with an interest in the common property in proportion to the unit entitlement of the strata lots as shown on Form V

ZONING

CD-1 (389) Comprehensive Development

FLOOR AREA

Suite 208 1,145 sq. ft.
Suite 209 1,226 sq. ft.
2,371 sq. ft.

MONTHLY STRATA FEES (2026)

\$1,725.41

BC ASSESSMENT (AS OF JULY 1, 2025)

\$2,534,500

YEAR BUILT

2001

PROPERTY TAXES (2025)

\$27,599.55

SALE PRICE

\$2,698,000

OPPORTUNITY

Second-floor office opportunity in Vancouver's Kitsilano neighbourhood, comprising two combined strata units (208 & 209) totaling 2,371 sf. The premises offer a highly functional layout with reception, boardroom, nine private offices, open work area, kitchen, and washroom, complemented by a south-facing patio and excellent natural light.

Well suited for an owner-user seeking long-term occupancy in a desirable and supply-constrained market, the space accommodates a range of office and commercial uses permitted under the existing CD-1 zoning.

BUILDING DESCRIPTION

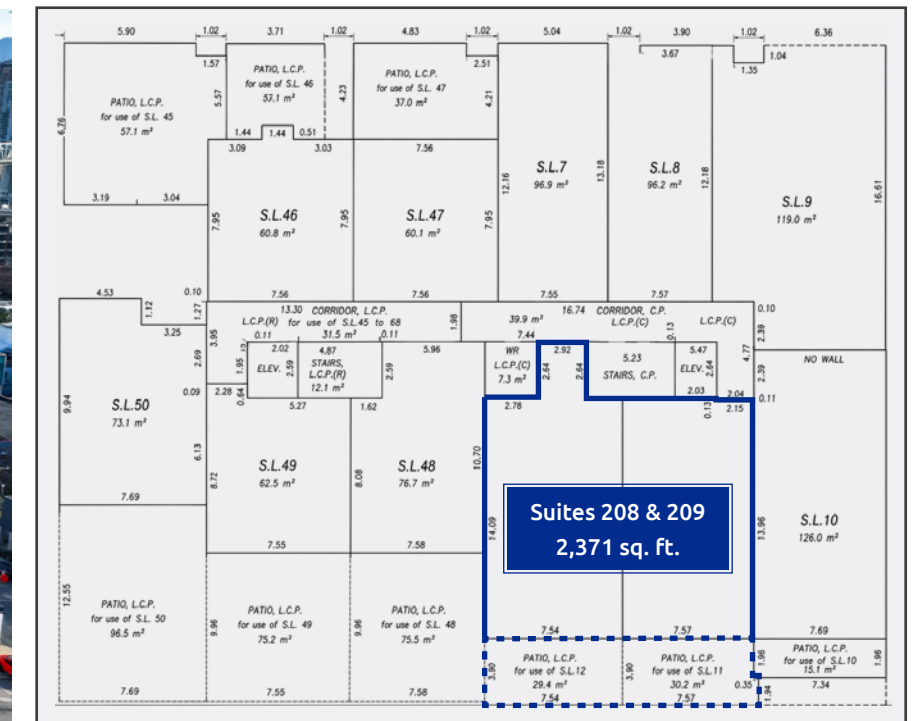
The property is improved with a four-storey, mixed-use strata building constructed circa 2001, comprising approximately 80 strata units, including titled parking and storage, with ground floor commercial and upper-level office and residential uses. The building is constructed with a structural steel frame, reinforced concrete, and concrete block, and is finished with a tile and glass block façade.

The building is serviced by two elevators and includes secured underground residential parking, along with a limited number of commercial parking stalls. The property is well maintained and provides a professional setting for office users.



HIGHLIGHTS

- » 2,371 sf of contiguous second-floor office space (Units 208 & 209)
- » Functional, improved layout with reception, boardroom, private offices, and open work area
- » South-facing patio providing excellent natural light
- » Air-conditioned premises
- » 2 secured parking stalls and 2 secured storage lockers
- » Elevator-served building with secure underground parking
- » Located steps from Granville Island
- » Amenity-rich neighbourhood with excellent transit accessibility





● RESTAURANTS / CAFES

1. Beaucoup Bakery & Café
2. Marché Mon Pitou
3. Nook (Kitsilano)
4. Afghan Horsemen Restaurant
5. Prado Cafe
6. Fable Kitchen
7. Jam Cafe Kitsilano
8. Kits Beach Coffee
9. Tacofino Kitsilano
10. TV Dinner Coffee & Grocery
11. Maenam

● SHOPPING AND SERVICES

1. Granville Island Public Market
2. Justin's NOFRILLS
3. Fifth Avenue Cinemas
4. Be Fresh Local Market

● PARKS & RECREATION

1. Kitsilano Beach
2. Hadden Park
3. Vanier Park



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