

3291 DUNBAR STREET, VANCOUVER

FOR SALE

- Located in the middle of vibrant Dunbar/Point Gray/Kitsilano Neighbourhood.
- Prime location for dental, medical office, practitioners, beauty salon.
- Two private room configuration with sink and shower booth equipped.

ASKING: \$948,888



Prime Commercial Opportunity at Dunbar & 17th! This corner retail strata unit offers 736 sq. ft. of prime commercial space in a beautiful "Pacific Terrace". The property is ideal for dental/medical offices, health practitioners, or beauty salons, featuring two private rooms, a crawl space for easy plumbing customization, a washroom, storage room, built-in central vacuum, and air conditioning. A covered parking stall directly behind the unit adds extra convenience. Enjoy natural light, finished with ready-to-move-in interior finishes, and proximity to high-demand amenities such as coffee shops, BC Liquor Store, Dairy Queen, supermarket, Canada Post, and frequent bus lane. With street parking available and a move-in-ready design, this space is perfect for the owner use or investment!

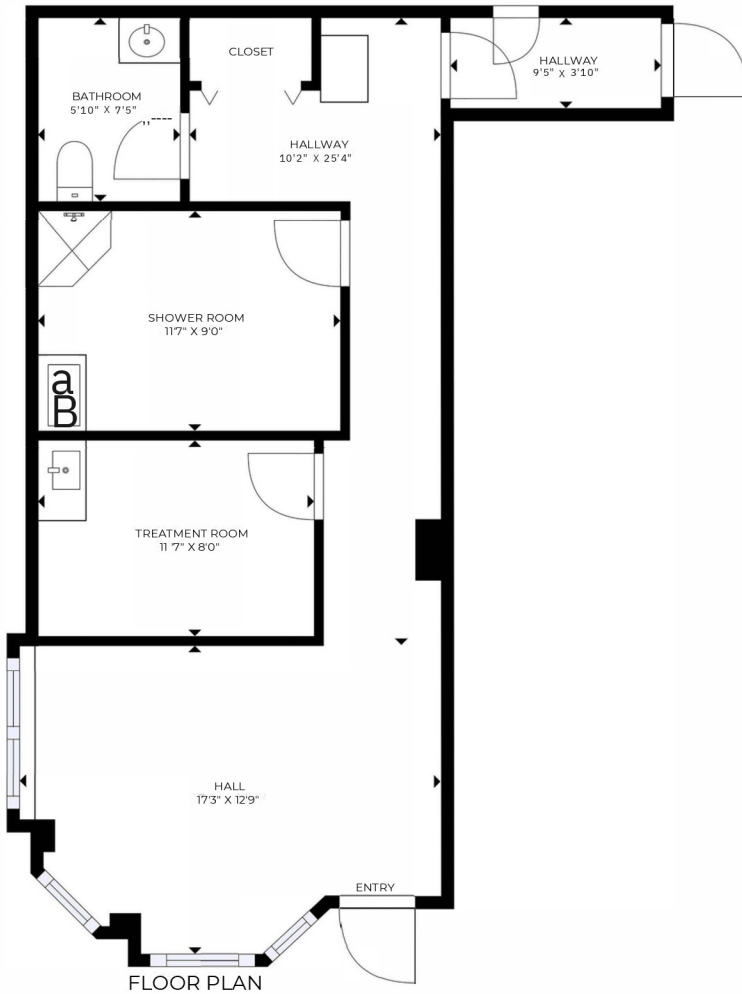
- ✓ Two private rooms
- ✓ Central Vacuum
- ✓ Private Parking
- ✓ 736 sq ft

CLAIRE GONG PREC*
JASON JEON

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VANCOUVER
REALTY GROUP
DRACCO
PACIFIC REALTY

FLOOR PLAN



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Salient Details

- Year Built: 1995
- Zoning: C-2
- Total Gross Tax (2024)
\$ 9,071
- Legal Description
STRATA LOT 8, PLAN LMS1712,
DISTRICT LOT 139, NEW
WESTMINSTER LAND DISTRICT,
UNDIV 65/2156 SHARE IN COM
PROP THEREIN TOGETHER WITH AN
INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE
UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1 OR V,
AS APPROPRIATE
- PID: 019-076-924



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