



PACIFIC WEST

REAL ESTATE GROUP

FOR SALE

3335 DUNBAR STREET, VANCOUVER BC



3335 DUNBAR STREET

Positioned on the highly sought after Dunbar Street corridor, this rare freestanding office and retail building offers a premier opportunity for an owner user or investor to secure a presence in one of Vancouver's most established neighbourhoods.

The property sits on a 3,883 sq. ft. legal lot measuring 40 ft by 96 ft and features a total of 3,963 sq. ft. of building area, including 2,348 sq. ft. of main floor retail or office space and 1,615 sq. ft. of storage. The existing layout is well suited for professional uses, particularly dental or medical, with the ability to accommodate an end user with notice.

The property also includes two HVAC systems, along with a rooftop deck and a private outdoor courtyard patio, providing valuable and increasingly rare amenity space for staff or clients.

Standalone buildings along Dunbar Street are rarely available, especially those offering this level of flexibility for customization and long-term ownership. Surrounded by strong residential density and a well-established client base, this is an ideal opportunity to secure a strategic, high-exposure location with both immediate usability and future upside.



SALIENT DETAILS:

Civic Address: 3335 Dunbar Street

Site Area: 3,883 Sq.Ft

Building Area: Total: 3,963 Sq.ft | 2,348 Sq.Ft
Retail/Office 1,615 Sq.Ft Storage

Zoning: C-2 Commercial*

Taxes 2025: \$23,482.10

PID: 003-618-447

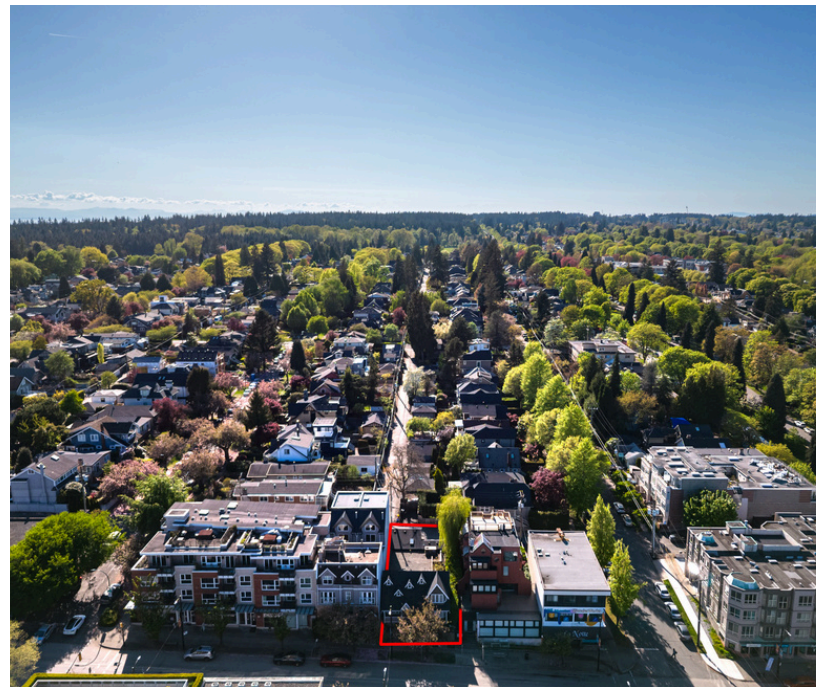
Legal: LOT B OF LOTS 1 AND 2 BLOCK 29
DISTRICT LOT 139 PLAN 5708

Year Built: 1959

OFFERED AT: \$4,288,800









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C-2 Zoning Highlights

- Allows a wide range of businesses: retail stores, personal service establishments, banks, financial institutions, offices, medical and dental clinics, pharmacies, restaurants, cafes, liquor stores, art galleries, and educational uses.
- Up to 3 storeys permitted, with a density of approximately 3.0 FSR (Potential up to 3.5 FSR with 100% Rental)
- Ground floor commercial, with residential or office above.
- Building heights up to about 40 ft, adaptable for mixed-use.
- Promotes vibrant, pedestrian-friendly retail corridors.
- A prime opportunity for investors, developers, and owner-users in high-traffic Dunbar Village.

Property Highlights

- Dunbar is an affluent, well-established, family-oriented West Side neighbourhood in Vancouver, home to just over 23,000 residents. With an average household income of \$188,239, it significantly exceeds the citywide average.
- Prominent street level exposure onto Dunbar Street providing excellent visibility and signage opportunities for tenants/end users
- Ample street parking available for customers.

CONTACT US FOR MORE INFORMATION

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