

**FOR  
SALE**

# 1041 KINGSWAY VANCOUVER

**A 6,488 SF RETAIL BUILDING ON 10,065 SF DEVELOPMENT  
LAND IN THE DESIRABLE KENSINGTON-CEDAR COTTAGE  
NEIGHBOURHOOD OF EAST VANCOUVER**



**CBRE**

# THE OFFERING

## A 6,488 SF RETAIL BUILDING ON 10,065 SF DEVELOPMENT LAND IN THE DESIRABLE KENSINGTON-CEDAR COTTAGE NEIGHBOURHOOD OF EAST VANCOUVER

CBRE Limited is pleased to present the opportunity to acquire 1041 Kingsway (the "Property") - a single-storey retail investment property with development potential located in the desirable Kensington-Cedar Cottage neighbourhood of East Vancouver. Situated along the main thoroughfare of Kingsway, the Property provides exceptional visibility and high traffic counts with an abundance of amenities in the surrounding area, including Sunnyside Park, Queen's Plaza, Cedar Cottage Liquor Store, as well as various local grocery stores, cafes, and restaurants.

The Property is currently improved by a 6,488 SF retail building on a 10,065 SF development land providing existing holding income from current tenants.



Surrounded by a vibrant amenity base of shops, services, restaurants, and community parks.



Situated along Kingsway, providing exceptional visibility and high traffic counts.



Adjacent property to the East is currently listed for sale.



Provides holding income with flexible lease structures in place to enable future redevelopment.

**TRAVEL TIMES** **5** minute drive to Future Main-Broadway Station

**8** minute drive to Trout Lake Park

**13** minute drive to Downtown Vancouver



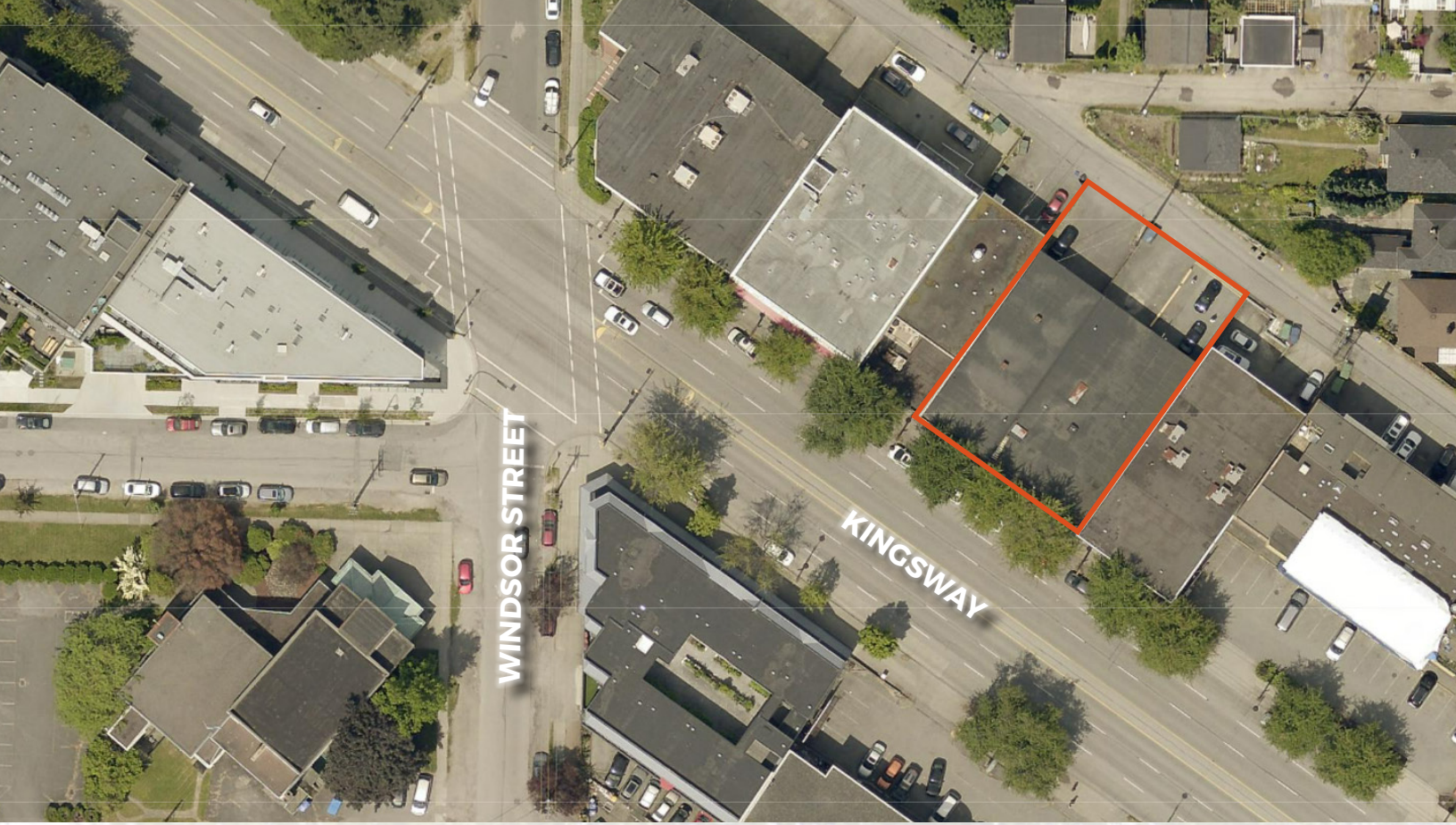
## PROPERTY DETAILS

<b>CIVIC ADDRESS</b>	1041 Kingsway , Vancouver BC	
<b>LEGAL DESCRIPTION</b>	LOT D BLOCK 64 DISTRICT LOT 301 PLAN 4040 PID: 011-951-516	
<b>NEIGHBOURHOOD PLAN</b>	Kensington-Cedar Cottage	
<b>SITE SIZE</b>	10,065 SF	
<b>BUILDING SIZE</b>	6,488 SF	
<b>CURRENT ZONING</b>	C2 Commerical	
<b>ASSESSED VALUE (AS OF 2023)</b>	Land	\$6,164,000
	Improvement	\$10,600
	Total	\$6,174,000
<b>GROSS TAXES</b>	\$53,934.80	
<b>TENANCY/ TOTAL LEASABLE SF</b>	Mid-Century Modern Home	2,526 SF
	Urban Native Youth Association	1,912 SF
	P H Solar Window Tint	2,050 SF
	Total	6,488 SF
<b>NOI</b>	Contact Agent	
<b>PRICE</b>	\$6,188,000	



## LOCATION OVERVIEW

- 1041 Kingsway is located along Kingsway between Glen Drive and Windsor Street, in the up-and-coming Kensington-Cedar Cottage neighbourhood - a unique neighbourhood rich in community, culture, and creativity - where Vancouver's boutique businesses and local innovators come to thrive.
- The Property is an 8-minute walk (East) to several popular restaurants along the Kingsway and Fraser Street intersection, including Osteria Savio Volpe, Les Faux Bourgeois, Sal y Limon, The Peri Peri Shack, and Bells & Whistles.
- Additionally, only a 10-minute walk away (West) is the Kingsway and Knight Street intersection which features various retailers and services, including Save-On-Foods, Dollar Tree, Anytime Fitness, White Spot, and the Vancouver Public Library.
- Along Kingsway is a major bus thoroughfare that runs from Metrotown SkyTrain Station to Stanley Park.



## DEVELOPMENT **POTENTIAL**

The Property is zoned C-2 Commercial with a maximum potential of 2.5x FSR for market condo housing and 3.5x FSR for rental condos. Most developers would consider this property to be boutique in nature and potentially too small for underground parking circulation. A general rule is that a mid-block property needs to be minimum 15,000 square feet to make underground parking work. However, the neighboring property is currently listed for sale and thus a developer may have interest in assembling both.

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