

**AVISON
YOUNG**



For Sale

**1728 West 2nd Avenue
Vancouver, BC**

Rare opportunity to acquire a 1,493
sf ground level retail/office unit in the
heart of the Armoury District

Kevin Kassautzki, Principal
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Opportunity

Avison Young is pleased to present an opportunity to acquire a 1,493 sf ground level retail/office unit in the heart of the Armoury District. The unit is currently improved with food production related improvements (ie. commercial grade fridges, ovens, venting, etc.) which can be included in the sale or removed. The unit also includes a 48 sf storage locker (6'x 8').

Property details

ADDRESS

1728 West 2nd Avenue, Vancouver

LEGAL DESCRIPTION

Strata Lot 6 District Lot 526 Group 1 New Westminster District Strata Plan LMS4328
PID: 024-915-386

ZONING

CD-1 (389)

UNIT SIZE

1,493 sf

PARKING STALLS

1

ASKING PRICE

\$1,650,000

STRATA FEES

\$1,073.34 per month (2026)

PROPERTY TAXES

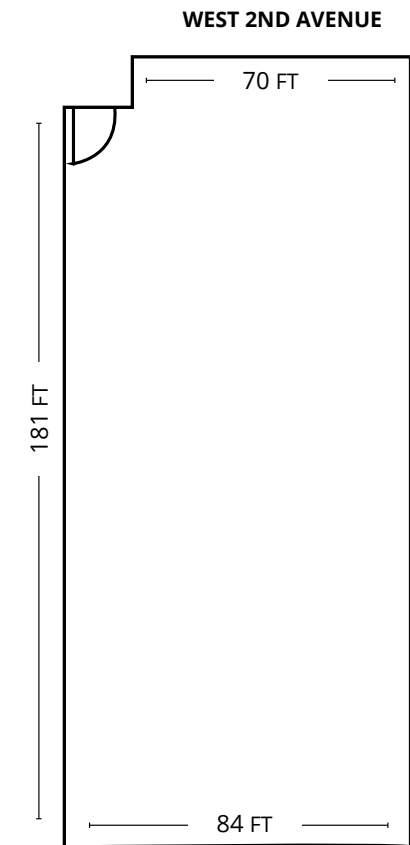
\$17,246.90 (2025)

AVAILABILITY

Please contact Listing Agent



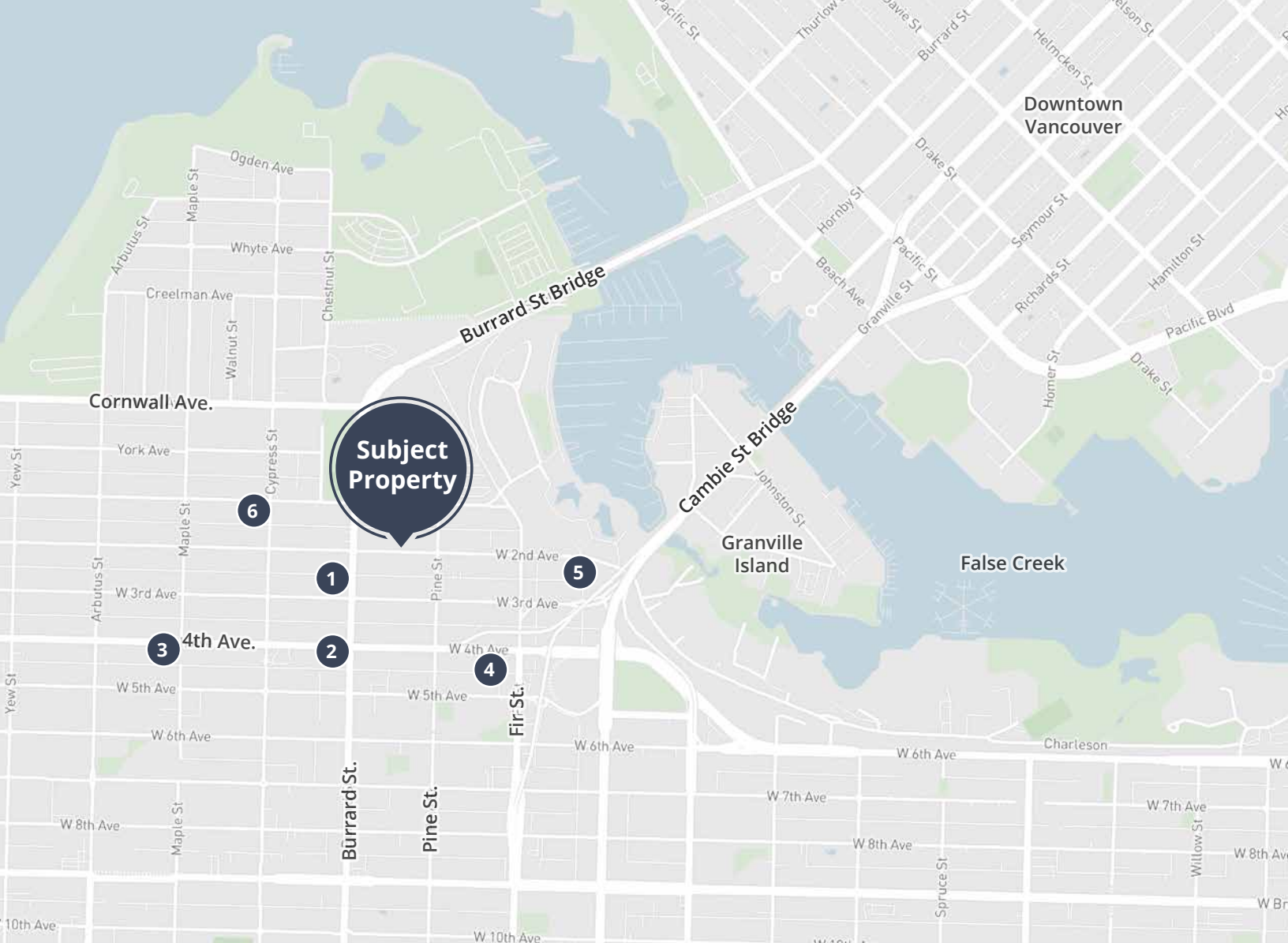
Strata plan



Location

The property is conveniently located along West 2nd Avenue, between Burrard Street and Pine Street, in the heart of Vancouver's Armoury District. The Armoury District is a creative hub for architects, interior design firms, creative agencies, galleries, fine food shops, and boutique retailers. The location offers convenient access to downtown, Kitsilano, Olympic Village and Mount Pleasant via transit, bike, or car. The property is nearby Granville Island and West 4th Avenue.





Nearby Amenities

1. Sushi Flamingo Kits
2. Mi Casa Mexicana
3. La Ruta Pizzeria
4. Prado Coffee
5. The Corner Store Cafe
6. Be Fresh Local Market

- 99** **WALKER'S PARADISE**
Daily errands do not require a car
- 75** **EXCELLENT TRANSIT**
Transit is convenient for most trips
- 99** **BIKER'S PARADISE**
Daily errands can be accomplished on a bike

DRIVE TIMES

5-MINUTE DRIVE
Downtown Vancouver

20-MINUTE DRIVE
Vancouver International
Airport (YVR)

For more information, please contact:

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**AVISON
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