

LIVE / WORK TOWNHOUSE LOFT | FALSE CREEK

FOR SALE

339 W 2nd Ave, Vancouver BC

Chris Sutton

Sutton Group | West Coast Realty

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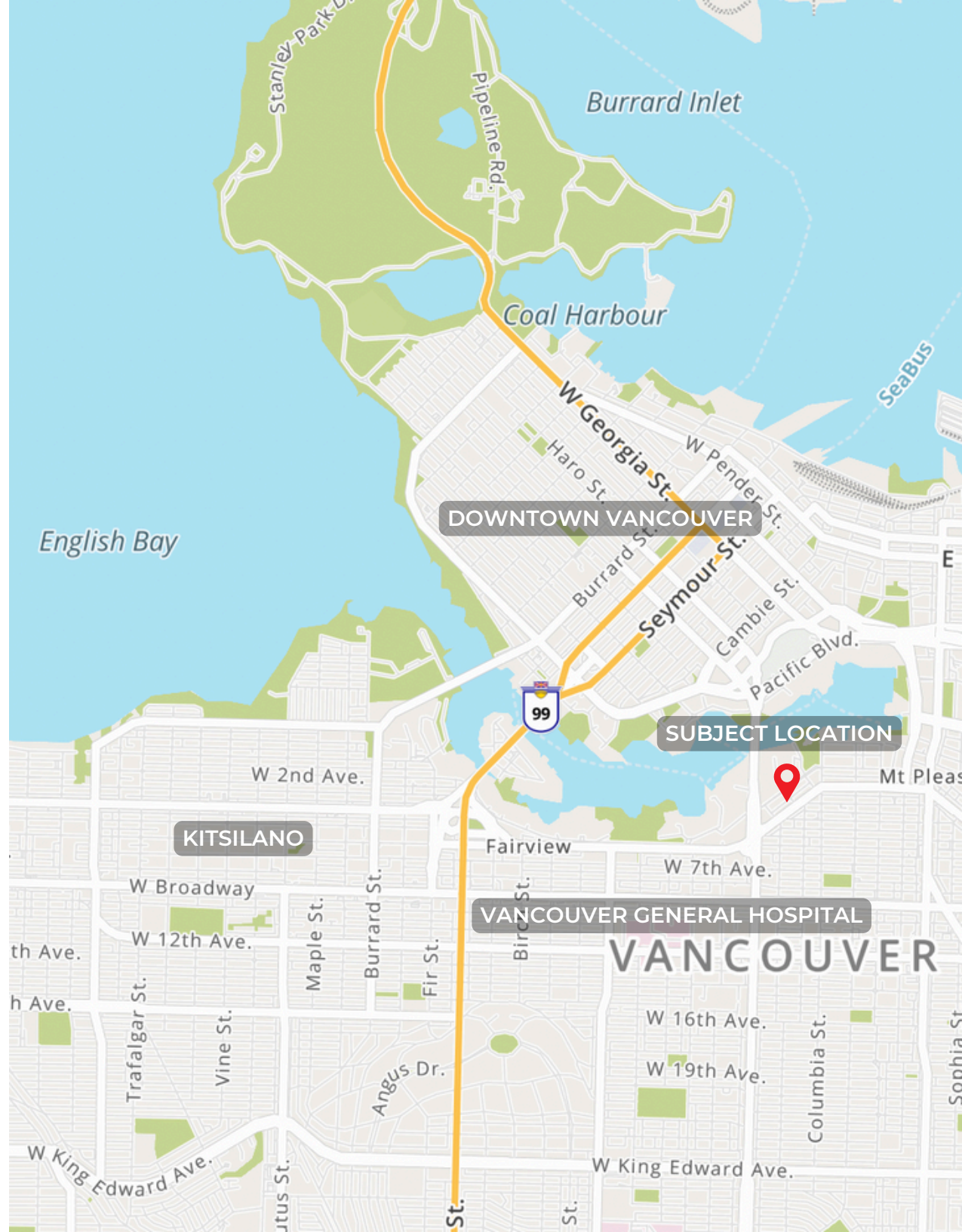
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LOCATION

Welcome to False Creek, a vibrant and central neighbourhood that seamlessly blends urban culture with stunning natural beauty. Known for its dynamic blend of residential and commercial spaces, False Creek is a prime location for those seeking a work/live lifestyle that offers the best of both worlds. Whether you're running a small business, working remotely, or pursuing your creative passions, this neighbourhood supports a lifestyle where work and leisure intersect.

Home to an eclectic mix of art galleries and local businesses, False Creek fosters a thriving, active community that encourages innovation and collaboration. With easy access to public transit, local amenities, and restaurants, you'll find everything you need right outside your door. Investing in this area means more than just securing a property - it means becoming part of a progressive, work/live culture that thrives in one of Vancouver's most sought-after neighbourhoods.



OVERVIEW

MUNICIPAL ADDRESS

339 W 2nd Avenue | Vancouver BC | V5Y 0N4

LEGAL DESCRIPTION

STRATA LOT 9, PLAN BCS4064, DISTRICT LOT 302, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 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: 028-544-781

PROPERTY SPECIFICATIONS

Property Type	2-Storey Live/Work Townhouse
Zoning	CD-1 (Live/Work use)
Year Built	2011
Unit Size	1,060 SF
Exposure	West 2nd Avenue
Property Taxes	\$3,637 (2024)
Strata Fee	\$834.27
Bedroom	2
Bathrooms	2
Features	2 balconies, parking, pedestrian access, and great street exposure

THE OPPORTUNITY

This unique property offers an incredible opportunity for those looking to embrace the work/live lifestyle in the heart of False Creek. Located on West 2nd Avenue, this townhouse provides excellent street exposure for a business while offering the comfort of residential living above. With its versatile layout, this property is perfect for entrepreneurs, creatives, or professionals seeking a space that seamlessly blends work and home.

The unit is designed to meet the needs of today's work-from-home culture, with a dedicated living space and ample room for a business. The live/work zoning allows for a range of business activities, and the prime location ensures maximum visibility and foot traffic, helping to attract potential clients and customers.

Whether you're looking to rent or buy, this work/live space is an exceptional investment for anyone seeking to build a business while enjoying the comforts of home in one of Vancouver's most desirable neighbourhoods.

LEASE OPTION

Lease Rate: \$4,500 gross / month

CONTACT INFORMATION

For more information contact

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