

Yorkville South

1835 1st Ave W, Vancouver, BC V6J 5B8



Price: \$899,000

Located in the heart of Kitsilano, 1835 1st Ave W offers a prime street-front retail unit within a mixed-use strata complex. Built in 1995, this 401-square-foot space benefits from strong pedestrian traffic and excellent visibility in one of Vancouver's most vibrant neighborhoods. Currently leased to a wellness-focused tenant under a new five-year agreement, the property provides stable income and long-term investment security.

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Investor Alert! Excellent Kitsilano retail investment opportunity steps from Kits Beach. This 401sf street-front retail unit enjoys strong pedestrian traffic and great exposure in one of Vancouver's most vibrant neighbourhoods. Leased to Grab Glow Grow, a wellness-focused quick-service concept, with a new 5-year lease generating Net \$42,000 annually and 3% yearly increases. Offered at \$899,000, delivering a 4.67% first-year return and projected 5.26% return by Year 5. A fantastic chance to own stable retail income in the heart of Kitsilano.

High-exposure location steps from Kits Beach and major residential developments.

Excellent walkability and transit access in a thriving commercial corridor.

Direct exposure onto W 1st Ave.



Jonathan Lu

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Real Broker

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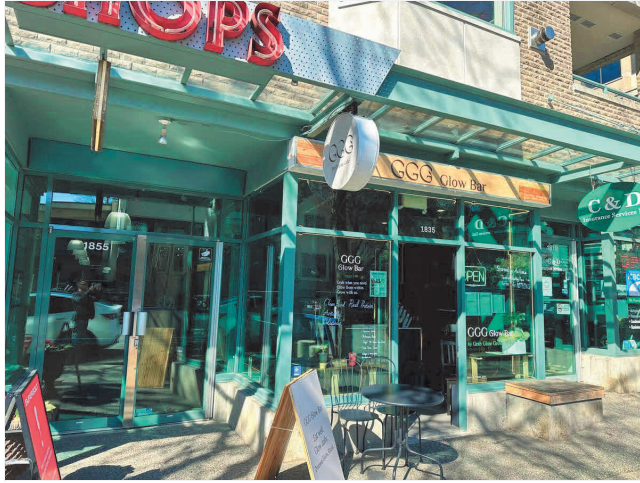


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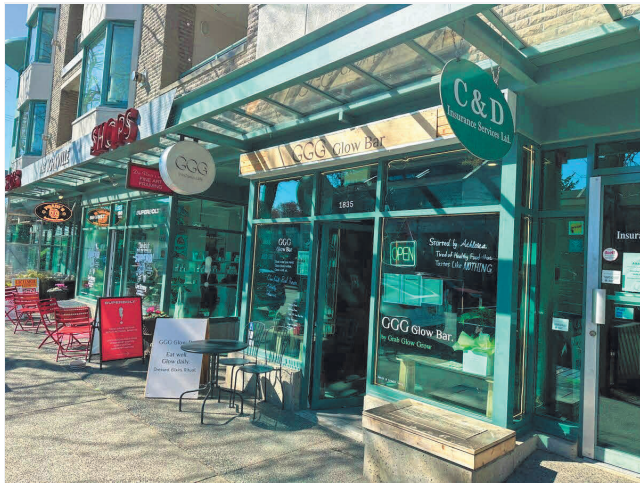
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Entrance



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Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
1+1	31	Negotiable	632
2+2	30	Negotiable	900

Major Tenant Information

Tenant	SF Occupied	Lease Expired
C&D Insurance Service Ltd	-	
Canfixit	-	
Ivy Room	-	
Mister	-	
Oddfish	-	
Pane From Heaven	-	

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Property Photos



Interior Photo



Interior Photo

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Location

