

3424 W BROADWAY, VANCOUVER
RETAIL OWNER-OCCUPIER OPPORTUNITY IN KITSILANO

**FOR
SALE**



WILLIAM | WRIGHT

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3424 W Broadway, Vancouver

Owner-occupier opportunity for a prime Leasehold strata lot in one of Vancouver's sought-after retail nodes, W Broadway, in the Kitsilano neighborhood. This space is perfect for a business owner looking to acquire and invest in their own retail unit. Nestled among retailers and restaurants and benefiting from an abundance of free street parking with two secured underground parking stalls and a new roof, this property is turn-key, allowing for a variety of business uses under the C-2C1 zoning.



Highly visible industrial showroom space



Lots of parking and rear grade-level loading



Flexible zoning allows for many types of uses/businesses



Exterior signage opportunity available



Salient Facts

Size	+/- 953 SQFT
Parking	2 stalls
Zoning	C-2C1
Property Taxes	\$10,445.80
Strata Fees	\$513.13
PID	019-041-446
Price	\$699,000



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

 DRIVING DISTANCES

JERICO BEACH ----- 5 MINUTES
UBC ----- 10 MINUTES
MUSEUM OF VANCOUVER ----- 11 MINUTES
DOWNTOWN VANCOUVER ----- 17 MINUTES

JERICO BEACH >

 BUSES: 9, 14, N17

TRUE CONFECTIONS

SUBJECT PROPERTY

GREEN LEAF SUSHI

TD BANK

VANCITY

F45 TRAINING

SUNGIVEN FOODS

MCDONALD'S

SLEEP COUNTRY

W BROADWAY


98
WALKER'S
PARADISE


91
BIKER'S
PARADISE


71
EXCELLENT
TRANSIT



Location

Kitsilano is renowned for its relaxed, beachside atmosphere, diverse dining options, boutique shopping, and active lifestyle amenities. The area is home to iconic destinations such as Kitsilano Beach, Vanier Park, and the Museum of Vancouver, attracting both locals and tourists alike.

Contact Listing Agent

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