

FOR SALE

2708 W 4TH AVE

Premier Kitsilano Investment/Owner-User Opportunity



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# THE OPPORTUNITY

2708 West 4th Avenue presents a rare opportunity to acquire approximately 443 SF of retail strata space in the heart of Kitsilano, one of Vancouver's most established and sought-after retail destinations. Positioned along the vibrant West 4th Avenue corridor, the property is surrounded by a curated mix of independent boutiques, destination restaurants, cafés, wellness concepts, and everyday services that generate consistent pedestrian activity throughout the day.

Currently operating as a café, the premises feature an efficient layout with existing light food-service improvements, providing a practical foundation for an incoming operator, subject to the necessary approvals. Supported by Kitsilano's affluent residential population, proximity to Kitsilano Beach, and strong neighbourhood loyalty, the property offers an exceptional opportunity for both owner-users and investors to secure a retail ownership position in one of Vancouver's most recognizable shopping and dining districts.

## SALIENT FACTS

|                              |                                 |
|------------------------------|---------------------------------|
| Civic Address                | 2708 W 4th Avenue, Vancouver BC |
| Strata Lot Size <sup>1</sup> | 443 SF (Approx.)                |
| Legal Description            | SL 6, PLN LMS2397, DL 192, NWLD |
| PID                          | 023-421-932                     |
| Zoning                       | C-2A (Commercial)               |
| Strata Fee                   | \$304.00/month                  |
| Property Tax                 | \$12,541.60 (2026)              |
| Availability                 | Immediately                     |
| Asking Price                 | <b>\$625,000.00</b>             |

<sup>1</sup>All sizes are approximate and subject to verification.



# THE FEATURES



Approximately 443 SF of retail strata premises located along West 4th Avenue in the heart of Kitsilano.



Currently improved and operating as a café/light food service premises with existing food-service infrastructure in place.



Prominent storefront exposure within one of Vancouver's premier shopping, dining, and lifestyle corridors.



Surrounded by a vibrant mix of independent retailers, cafés, restaurants, wellness concepts, and an affluent residential population.



Ideal for café, specialty food, quick-service restaurant, wellness, beauty, service retail, or boutique retail operators.



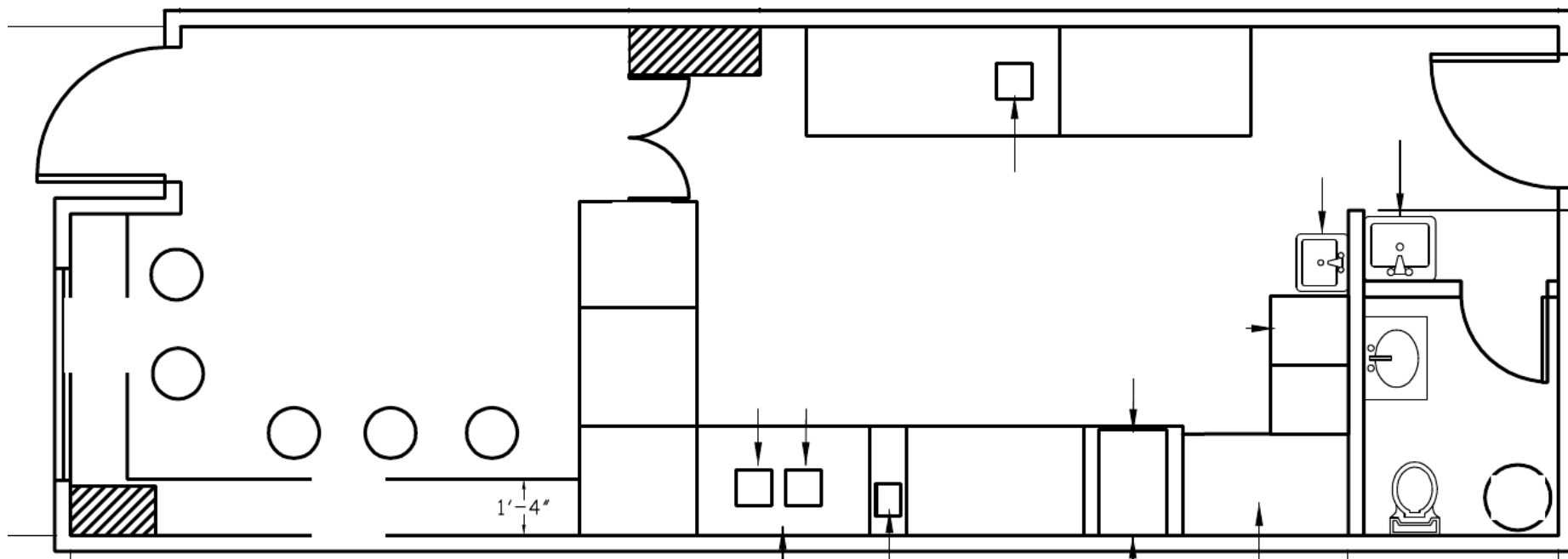
Compact, efficient floorplate well suited for owner-users or investors seeking a manageable West Side retail asset.



Rare opportunity to secure retail ownership in one of Vancouver's most recognized and tightly held neighbourhood commercial districts.



# THE FLOORPLAN



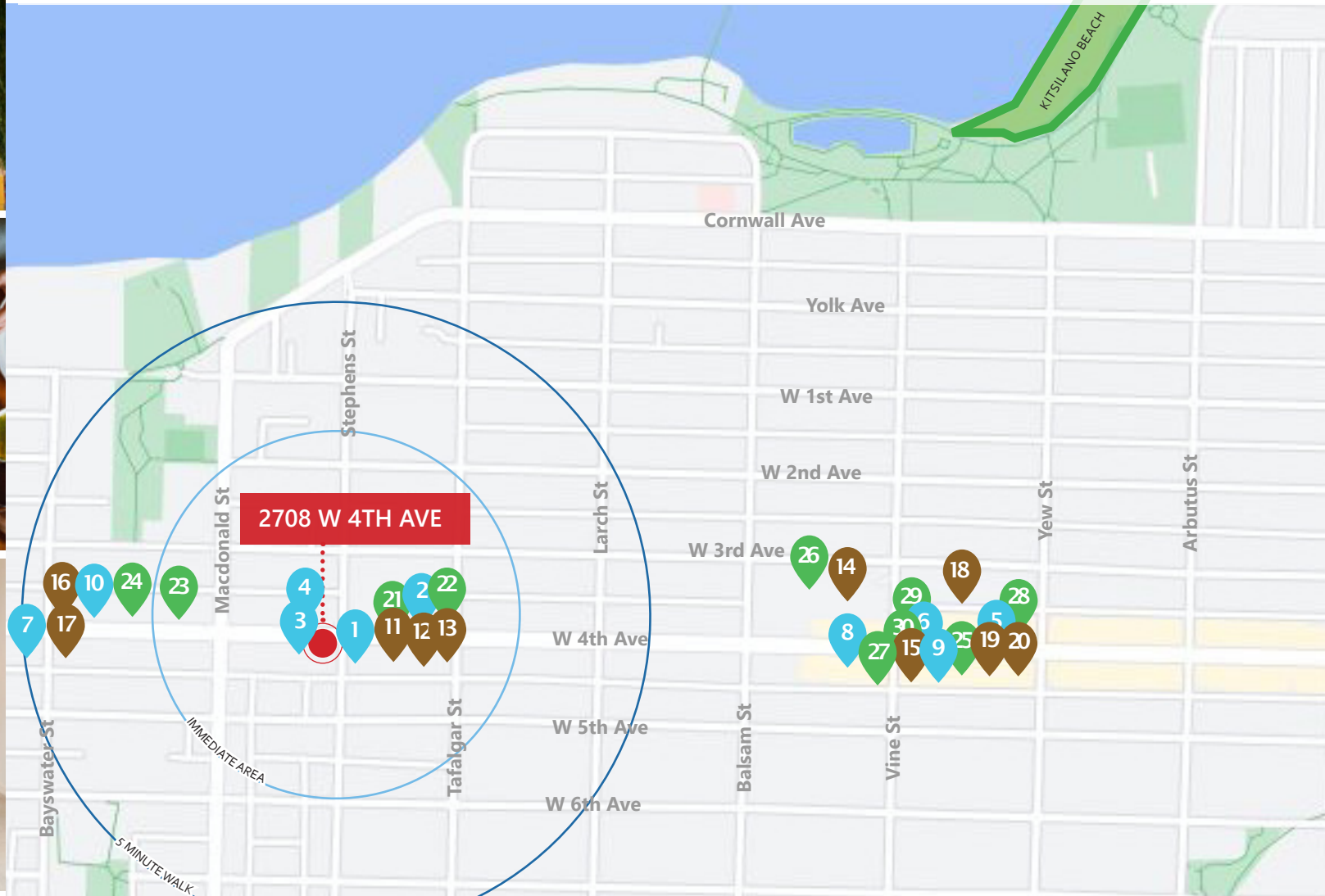
\*Floor plan may not be 100% accurate and is subject to verification.





## SELECTION OF RETAILERS ALONG W 4TH AVENUE:

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### RESTAURANTS

1. Sazon Mexican Cuisine
2. Dark Table
3. The Naam
4. Karma Indian Bistro
5. Simpatico Ristorante
6. Delara
7. Little Bird Dim Sum + Craft Beer
8. Raisu
9. Au Comptoir
10. Thai Ni Yom

### CAFÉ + CASUAL FARE

11. Amberdo Cafe
12. Petite Forêt Play Café
13. Cafe Lokal
14. Starbucks
15. Kokomo
16. Artistry Coffee Shop
17. C41 Coffee
18. WFM Coffee Bar
19. Simit Bakery Cafe
20. O5 Tea

### SHOPPING + SERVICES

21. BodyPulse
22. Lagree West
23. Fresh St. Market
24. Wet Coast Wools
25. Reformation
26. Safeway
27. Shoppers Drug Mart
28. Arc'teryx
29. Whole Foods
30. Casper



## Contact Us

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