

FOR SALE

2075 W. 37th Avenue, Vancouver

Mixed-Use Investment in Kerrisdale



- 5 unit mixed-use investment property in Kerrisdale
- 3 commercial units on ground floor, 3 bedroom and 2 bedroom apartments above
- Directly across from Point Grey Secondary in west side location
- Long time owner, potential to increase rents

Brett Aura

Personal Real Estate Corporation

TRG Commercial Realty Ltd.

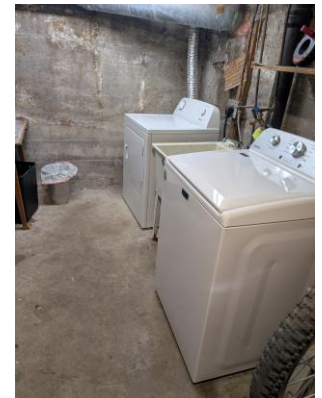
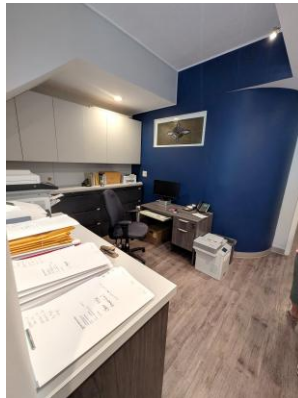
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THE OFFERING

To acquire a mixed-use investment opportunity in Kerrisdale - 5 units consisting of 3 commercial units on the ground floor and two large apartments above. The building is directly across from Point Grey Secondary School in an excellent Kerrisdale location. This is a unique opportunity to acquire and renovate a smaller income generating building on the west side. There is potential to increase the rents which are currently below market. Note that the commercial use is legally non-conforming.

The site is also eligible for multiplex (5-8 units) development, providing holding income with future development potential.



LOCATION

Located in one of Vancouver's most established and sought-after west side neighbourhoods, 2075 W. 37th Avenue is surrounded by tree-lined streets, attractive homes, and a strong sense of community. Just a short distance north, Kerrisdale Village serves as the neighbourhood's commercial heart. Centred around West 41st Avenue and extending along West Boulevard, the village offers an eclectic mix of independent retailers, cafés, restaurants, professional services, grocery and everyday conveniences in a pedestrian-friendly environment.

Directly across the street is Point Grey Secondary School, and Nearby Elm Park, Kerrisdale Park and the surrounding green spaces provide sports fields, recreational facilities and opportunities for outdoor enjoyment, while the Arbutus Greenway provides a dedicated pedestrian and cycling corridor connecting Kerrisdale with other Vancouver neighbourhoods.



PROPERTY DETAILS

CIVIC ADDRESS	2075 W. 37 th Avenue, Vancouver	
LEGAL ADDRESS	LOT 24, BLOCK 21, PLAN VAP2975, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 5	
PID	011-360-330	
LOT SIZE	6,000 sf (50' x 120')	
ZONING	R1-1 Residential Inclusive	
MAX DENSITY	1.0 as a multiplex site, up to 5-8 units	
UNIT SIZES	Ground Floor:	Second Floor:
	Unit 2075 - 864 sf	3- bed 1,600 sf
	Unit 2077 - 749 sf	2-bed 1,350 sf
	Unit 2081 - 1,250 sf	
Total: 2,863 sf		Total: 2,950 sf
Total building area: 5,813 (approx.)		
PROPERTY TAX (2026)	\$23,651.00	
ASKING PRICE	\$3,350,000	

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed.

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Walking Times to:

Point Grey Secondary School	1 min
West Boulevard shops	2 mins
Kerrisdale Village	5 mins



Walker's Paradise

Daily errands do not require a car.

For more information please contact:

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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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