



Downtown Vancouver

Kitsilano Beach



W 4th Avenue

Trafalgar Street

Stephens Street

For Sale

2647 West 4th Avenue

Vancouver, BC

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Key Highlights



High-exposure mixed-use and residential property located on West 4th Avenue in between Stephens and Trafalgar Street



Individually stratified units provide potential to sell desirable 2 bed, 2 bath units individually in the future



Strong income from fully-leased 4,233 SF of commercial space and 15 residential units



Situated along the West 4th Avenue shopping district, one of the city's most popular shopping destinations



Located in the heart of Kitsilano just blocks from numerous parks, schools, and Kitsilano Beach



15-minute drive to Downtown Vancouver and 10-minute drive to UBC

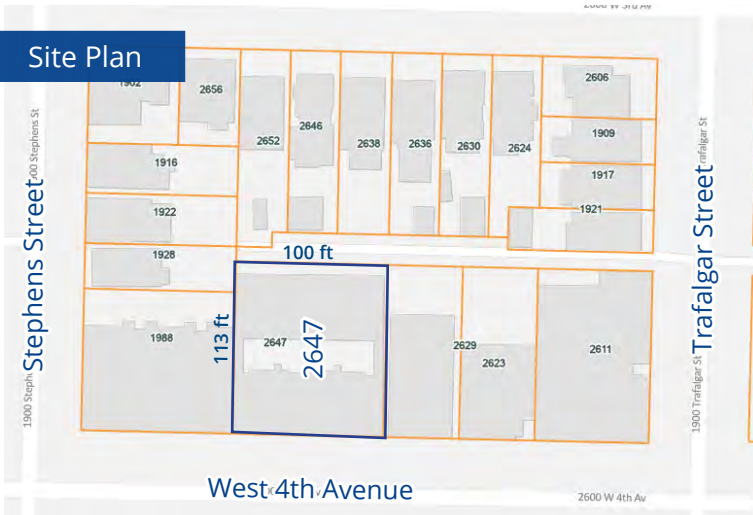
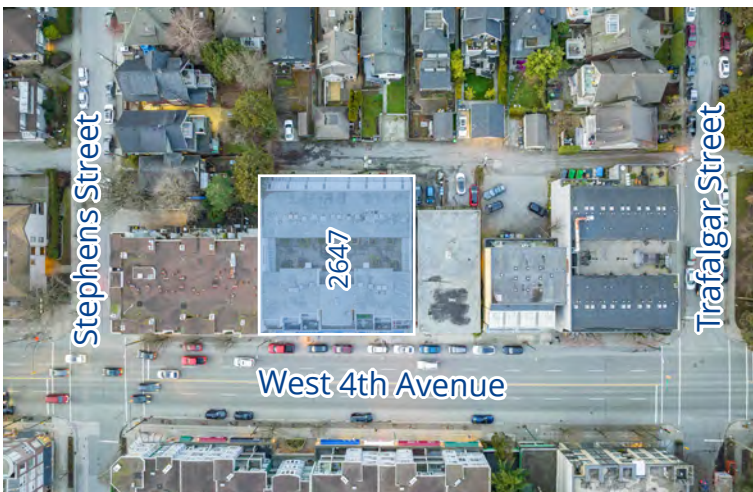


Convenient access to potential future Broadway Station to be located at the West Broadway and MacDonald Street intersection



Long-term redevelopment potential with evolving land use plans and transit announcements





Salient Facts

Address

2647 West 4th Avenue

Site Area

11,262 SF (100ft x 113ft)

Rentable Area

Residential	11,643 SF
Commercial	4,233 SF
Total	15,876 SF

Current Zoning

C-2 Commercial (up to 2.5 FSR mixed use-condo or 3.5 FSR mixed-use market rental)

Year Built

1988

Current Improvements

Three-storey mixed-use building with retail at grade and 15 renovated stratified rental units.

Unit Mix

15 x 2-bed, 2-bath units

Average Rent

\$2,583 per unit; \$3.38/SF

Assessed Value (2025)

\$14,590,400

Stabilized Net Operating Income

\$499,980

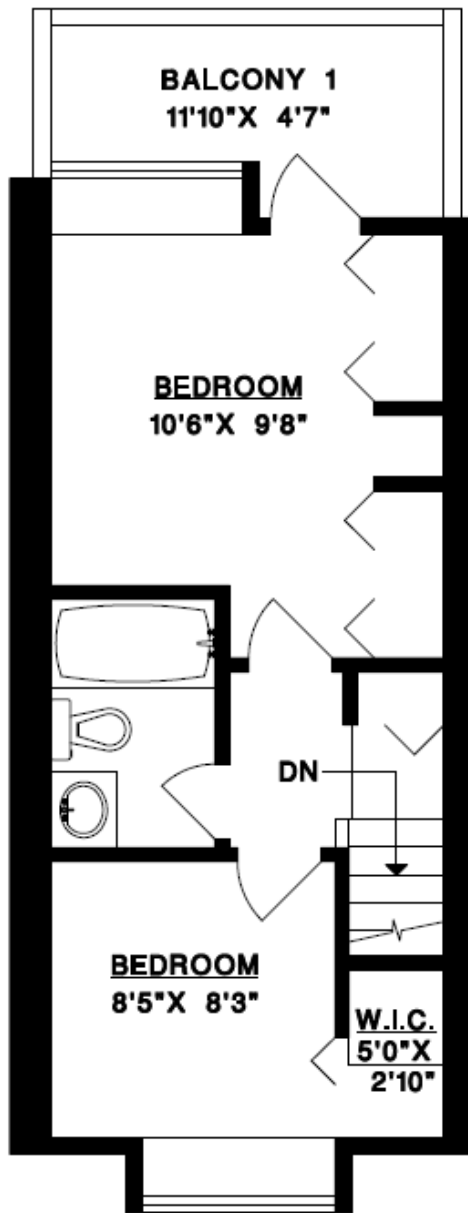
Asking Price

\$13,690,000

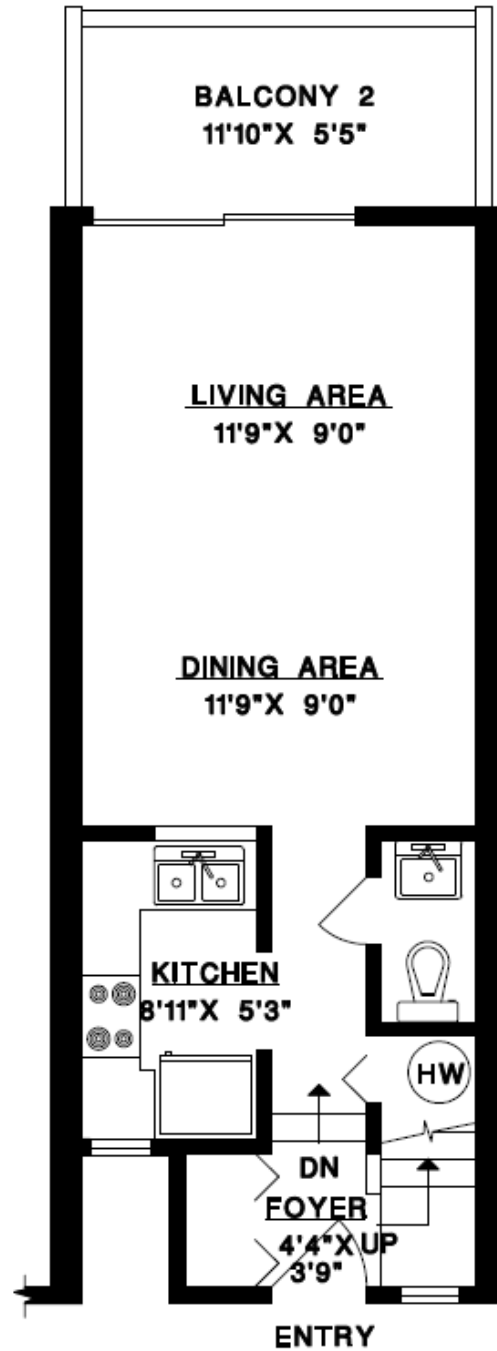
(\$862/SF rentable; 3.65% cap rate)

Typical Unit Layout

Upper Floor



Lower Floor



2647 West 4th Avenue

Upper Floor	351 SF	Balcony 1	58 SF
Lower Floor	392 SF	Balcony 2	67 SF
Total*	743 SF		

*Area calculations from strata plan.

Photo Gallery

2647 West 4th Ave

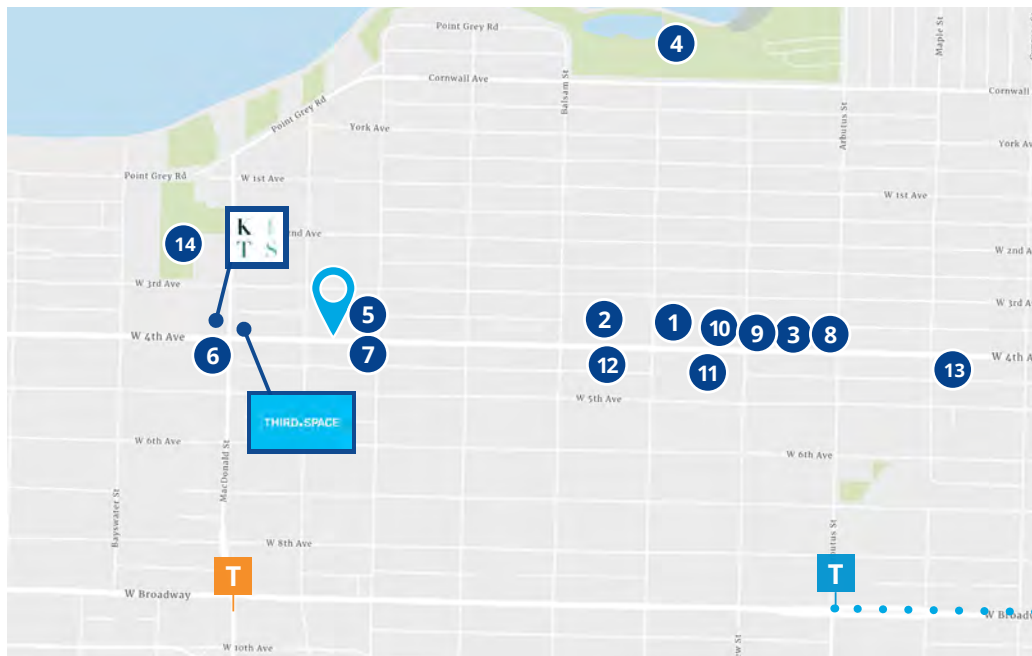


Location



Situated in Vancouver's lively Kitsilano neighborhood, the property offers the quintessential West Coast lifestyle.

Surrounded by trendy cafes, boutique shops, and vibrant eateries, residents enjoy the perfect blend of urban convenience and coastal charm. Steps away from Kitsilano Beach, outdoor enthusiasts can indulge in a variety of activities. The location offers excellent public transportation options and is a quick 15 minute drive to downtown Vancouver and only 10 minutes to UBC.

The area's diverse community attracts young professionals, families, and artists alike, creating a dynamic and welcoming atmosphere. Whether you're seeking the excitement of city living or the tranquility of coastal scenery, the property provides an ideal location in one of Vancouver's most coveted neighborhoods.



Nearby Amenities

- | | | | |
|---|----------------------|---|--------------------------------------|
| 1 | Whole Foods | 9 | Aritzia |
| 2 | Safeway 4th & Vine | 10 | Arc'teryx Kitsilano |
| 3 | Jam Cafe Kitsilano | 11 | Latest Scoop |
| 4 | Kitsilano Pool | 12 | Cobs Bread |
| 5 | Lagree West | 13 | Patagonia |
| 6 | Darby's Public House | 14 | Tatlow Park |
| 7 | Cafe Lokal |  | Future Broadway Station |
| 8 | Lululemon |  | Arbutus Station (under construction) |





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