



Downtown Vancouver

Kitsilano Beach



W 4th Avenue

Trafalgar Street

Stephens Street

For Sale

# 2647 West 4th Avenue

Vancouver, BC

**Vancouver Investment & Development Advisors Group:**

**Simon Lim**  
Personal Real Estate Corporation  
Vice Chairman  
+1 604 661 0882  
simon.lim@colliers.com

**James Lang**  
Personal Real Estate Corporation  
Vice President  
+1 604 661 0868  
james.lang@colliers.com

**Jessica Hathaway**  
Personal Real Estate Corporation  
Associate Vice President  
+1 604 694 7227  
jessica.hathaway@colliers.com

Accelerating success.

# 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

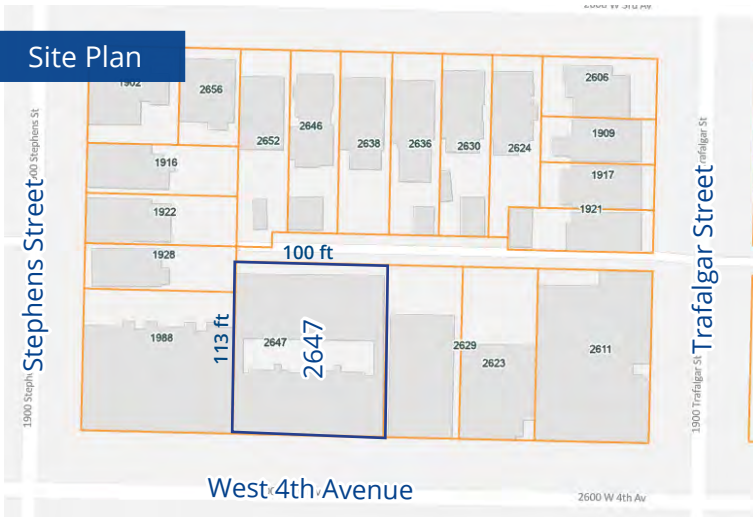
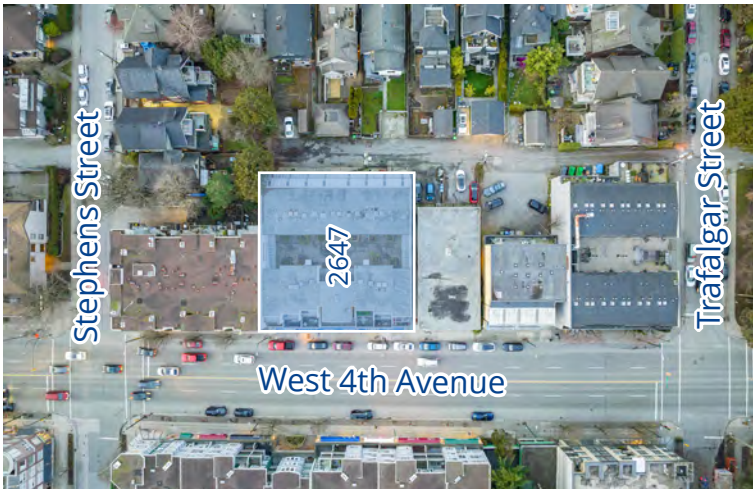


Convenient access to potential future Broadway Station to be located at the West Broadway and MacDonald Street intersection



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
<b>Total</b>	<b>15,876 SF</b>

## 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

\$2,592 per unit; \$3.34/SF

## Assessed Value (2025)

\$14,590,400

## Stabilized Net Operating Income

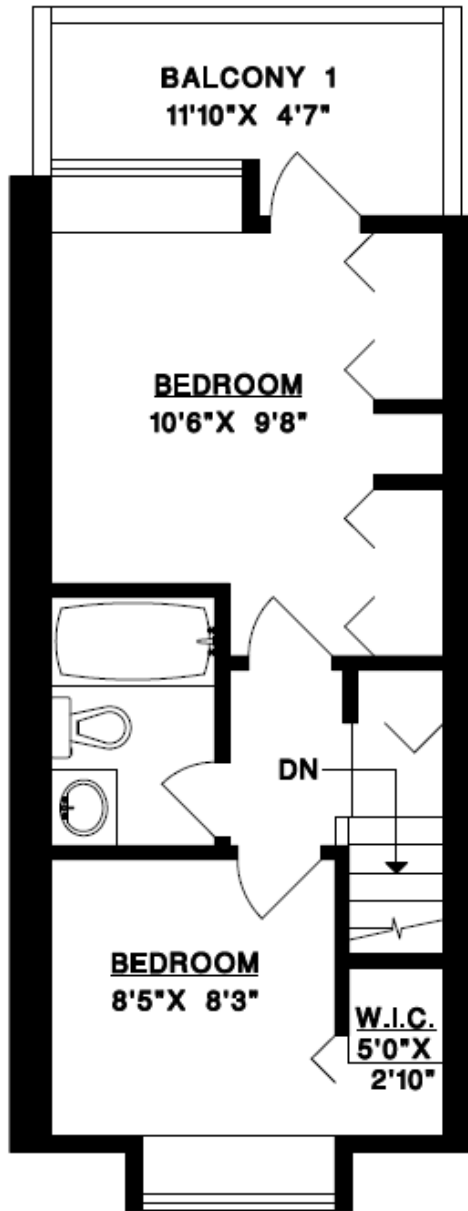
\$491,032

## Asking Price

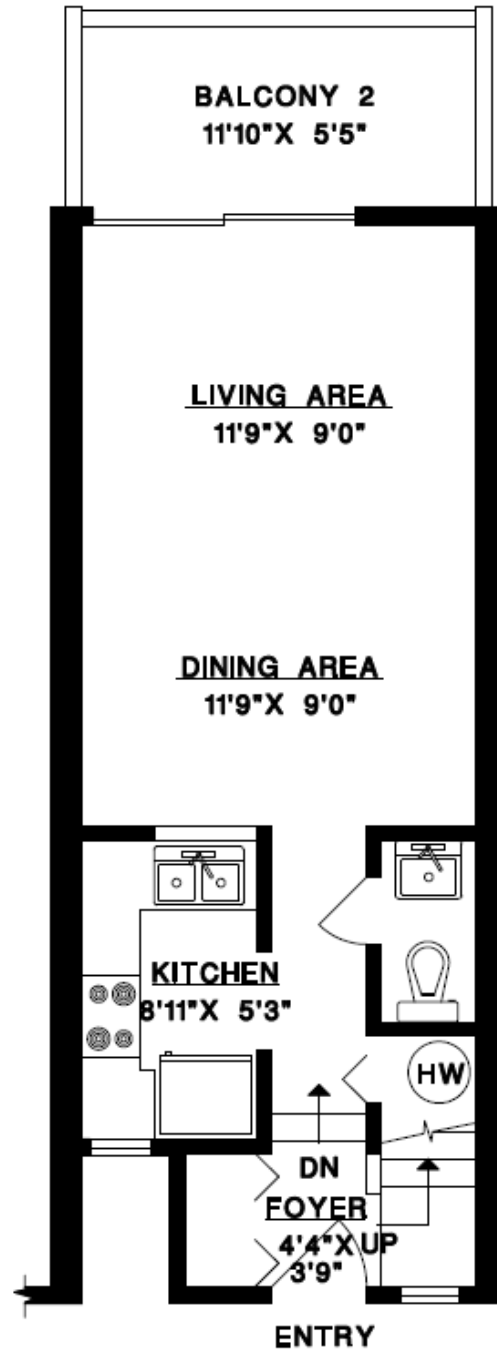
\$13,690,000  
(\$862/SF rentable; 3.6% cap rate)

# 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

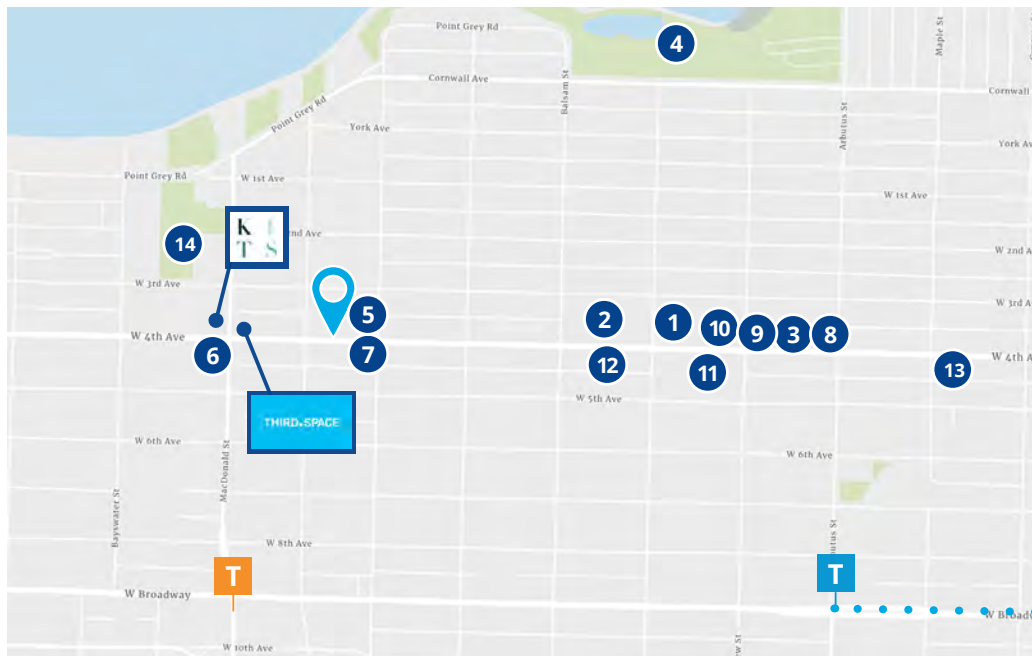


# Location



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) |





*Vancouver Investment &  
Development Advisors Group:*

**Simon Lim**

Personal Real Estate Corporation  
Vice Chairman  
+1 604 661 0882  
simon.lim@colliers.com

**James Lang**

Personal Real Estate Corporation  
Vice President  
+1 604 661 0868  
james.lang@colliers.com

**Jessica Hathaway**

Personal Real Estate Corporation  
Associate Vice President  
+1 604 694 7227  
jessica.hathaway@colliers.com

[collierscanada.com](http://collierscanada.com)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2025 Vancouver

Accelerating success.