



FOR SALE | PRIME CORNER INVESTMENT OPPORTUNITY

2993 GRANVILLE STREET, VANCOUVER, BRITISH COLUMBIA

MULTI TENANTED RETAIL BUILDING IN THE PRESTIGIOUS SOUTH GRANVILLE NEIGHBOURHOOD



THE OPPORTUNITY

LOCATION OVERVIEW

The property is centrally located in the prestigious neighbourhood of South Granville, home to a vibrant arts and cultural scene, highlighted by the prevalence of art galleries, antiques shops and interior stores. This portion of Granville Street houses upmarket clothing boutiques, popular cafes and independent restaurants making it a highly desirable location for shoppers and businesses alike. Separated from Downtown Vancouver by a short bridge, the area is at the intersection of many major bus routes which connects Downtown Vancouver to the wider Metro Vancouver area.

PROPERTY OVERVIEW

The property consists of two (2) legal lots with a total site area of 6,480 square feet (54' x 120')*. The existing improvements comprise of a two storey retail building, totalling approximately 11,070 square feet** of leasable area. The building currently houses five tenants and offers 21 parking stalls.



EXECUTIVE SUMMARY

MUNICIPAL ADDRESS
2993 Granville Street, Vancouver, BC

LEGAL DESCRIPTION
LOT 17 BLOCK 430
DISTRICT LOT 526 PLAN 1949
AND LOT 18 BLOCK 430
DISTRICT LOT 526 PLAN 1949
PIDS: 014-175-363 and 014-175-371

SITE SIZE
6,480 sq. ft.*

LEASABLE AREA
11,070 sq. ft.**

ZONING
C-3A COMMERCIAL

TENANCIES
DECIEM
Lift Furniture & Decor
Kyo Korean BBQ & Sushi House
Le Creuset
Blo Blow Dry Bar

CAPITALIZATION RATE
Contact Listing Agent

ASKING PRICE
\$14,800,000

**Approximate, to be confirmed by purchaser.*

***Leasable area pursuant to the lease, actual square footage to be confirmed by purchaser.*



LEGEND

- 1 No Frills
- 2 Starbucks
- 3 Urban Barn
- 4 The Brick
- 5 RBC Royal Bank
- 6 Indigo
- 7 Starbucks
- 8 Cactus Club Cafe
- 9 Tim Hortons
- 10 Earls
- 11 Restoration Hardware
- 12 Structure
- 13 Pottery Barn
- 14 Bank of Montreal
- 15 Free People
- 16 Lusso Baby
- 17 Stanley Theatre
- 18 Heirloom
- 19 TD Canada Trust
- 20 West
- 21 TNA
- 22 Shoppers Drug Mart
- 23 CIBC
- 24 Williams-Sonoma
- 24 West Elm

CONTACT US

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