

FOR SALE

**3495 West 4th Avenue**

VANCOUVER, BC

Residential Investment Opportunity



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## HIGHLIGHTS

- › Large townhouse style units (average size 747 SF)
- › Rentable area of 8,967 SF
- › Highly sought after neighbourhood
- › Very few opportunities for rental properties available
- › Well maintained, proactive strata
- › Underground parking

## OPPORTUNITY

Colliers is pleased to present the opportunity to purchase 3495 West 4th Avenue; a 12-unit strata building. The owners 100% support the listing of the property for sale. The property offers a excellent opportunity for a rental apartment conversion in one of Vancouver’s best rental markets, and to take advantage of todays market rent.

The property is located on West 4th Avenue at Collingwood Street directly across from McBride Park. The location offers direct access to the many shops and services along West 4th, is a short walk to the waterfront and provides excellent access to transit.

## IMPROVEMENTS

3495 West 4th Avenue was built in 1979 as a boutique strata complex. The property offers 12 units all of which are two storey townhome style layouts. All units are two (2) bedroom and one (1) bathroom with in suite laundry along with a parking stall in the underground parkade.

## SITE MAP



## PROPERTY OVERVIEW

<b>Municipal Address:</b>	3495 West 4th Avenue, Vancouver, BC
<b>Location:</b>	Located on the NE corner of West 4th Avenue and Collingwood
<b>Current Zoning:</b>	RM-4 (1.45 FSR)
<b>Site Area:</b>	7,469 SF
<b>Improvements:</b>	Four (4) floor strata building.
<b>Total Strata Units:</b>	12
<b>Assessed Value (2017):</b>	\$6,135,400 (total of all units)
<b>Year Built:</b>	1979

## OFFERING PROCESS

Offers will be reviewed on or after June 27, 2017.

## ADDITIONAL INFORMATION

Please contact Colliers for a Confidential Information Memorandum.



# OPPORTUNITY

to be in one of Vancouver's most desirable  
Neighbourhoods



Downtown Vancouver

Kitsilano Beach

Point Grey Road

West 4th Avenue  
McBride Park

**SUBJECT**

Collingwood Street

Dunbar Street

Alma Street

West Broadway

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