



FOR SALE | 2025 & 2029 WEST 4TH AVE



PARADIGM GROUP
Commercial Real Estate Services

VANCOUVER, BRITISH COLUMBIA

FOR SALE |

RE-LEASE, RENEW, OR OCCUPY – MULTIPLE INVESTMENT STRATEGIES IN THE HEART OF KITSILANO

Municipal Addresses	2025 West 4th Avenue (Strata Lot 17) and 2029 West 4th Avenue (Strata Lot 18), Vancouver, BC		
Legal Description	Strata Lots 17 & 18 District Lot 526 Group 1 New Westminster District Strata Plan LMS3794		
Current Improvements	A three-storey strata-titled building comprised of two retail lots at grade and eight residential strata lots above secured underground parking		
	2025 West 4th (Lot 17):	2029 West 4th (Lot 18):	Combined:
Retail Strata Areas	2,882.6 SF	1,089.3 SF	3,971.9 SF
Current Tenancies	Briers Home Décor Inc. Blue Sky Clothing Co.		
Lease Type	Month-to-month (both tenancies)		
Assigned Parking	Two secured underground stalls (#14 and #15)	One secured underground stall(#13)	
Current Net Rent	\$123,109 (\$43 per SF NNN)	\$70,200 (\$65 per SF NNN)	\$193,309 per annum
Projected Market Net Rent	\$273,847	\$103,483	\$377,330 per annum, based on projected net rent of \$95 PSF
Zoning	C-2A		
Asking Price	\$4,698,000 (5.83% projected Cap Rate)	\$1,898,000 (5.45% projected Cap Rate)	\$6,596,000 (5.72% projected Cap Rate)



INVESTMENT HIGHLIGHTS |

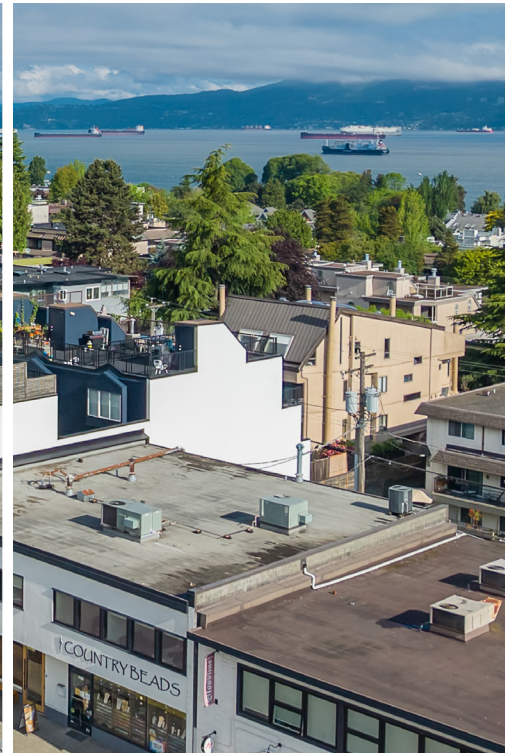
- Opportunity to acquire retail strata units on West 4th Avenue between Maple and Arbutus Streets
- Ideal for an owner-user or investor: flexible month-to-month tenancies allow a purchaser to take occupancy or reposition at market rents
- Significant embedded upside at an estimated market net rent of \$95+ PSF, supported by recent leasing activity
- Extensively renovated building including new plumbing, new roof, new exterior paint, and upgraded secured parking
- Individually metered hydro with electric heat and dedicated electric hot water tanks in each unit, minimizing landlord operating exposure
- Recently completed Electrical Planning Report confirms ample headroom for EV charging and future electrification with no service upgrade required
- Dedicated, secured underground parking and a private washroom in each unit
- Strata management fee pre-paid for the first year by the developer, easing the transition for new owners



2025 and 2029 West 4th Avenue are ideally positioned along West 4th Avenue in Kitsilano, one of Vancouver's most established and enduringly popular retail high streets. Renowned for its mix of independent boutiques, home décor and lifestyle retailers, fashion shops, cafes, and restaurants, West 4th Avenue draws a steady flow of both neighbourhood residents and visitors from across the city, underpinning strong and consistent foot traffic for retailers along the corridor.



KITSILANO



The Property benefits from Kitsilano's dense, affluent surrounding population and its proximity to Kitsilano Beach, Vanier Park, and the shops and services of West Broadway. The neighbourhood is well served by transit along 4th Avenue and Broadway, with convenient vehicle access via Burrard Street, Macdonald Street, and Cornwall Avenue, connecting the Property to Downtown Vancouver, Point Grey, and the broader Westside.

Limited retail vacancy and a highly restricted supply of ground-floor commercial space along West 4th Avenue continue to support healthy market rents and strong tenant retention. Kitsilano's popularity with both local shoppers and destination retailers makes this an attractive location with significant rental demand, and a premier storefront for an owner-operator or investor.



2023–2029 West 4th Avenue is a three-storey, mixed-use strata building consisting of two ground-floor retail strata lots and eight residential strata lots above secured underground parking. The building presents a well-maintained, contemporary storefront along West 4th Avenue, with awning-covered display frontage serving both retail units.

As part of a recent amendments to the strata plan, the former laundry room was incorporated to increase unit sizes, private washrooms were designated for each retail lot, and a former office area was redesignated and amended for retail use. At the rear of 2025 West 4th Avenue, an enclosed former balcony area also presents an opportunity for a future owner of Lot 17 to open and incorporate the space into the unit.

Both retail units are separately metered for hydro and electrically heated, with each maintaining its own electric hot water tank, including a new tank recently installed at 2025 West 4th Avenue. The unit at 2025 is served by two HVAC systems, while 2029 is served by one, with all equipment located in the parkade.

The strata corporation has recently completed a significant capital improvement program, including replacement of the building's main plumbing line and risers, a new roof over the south building fronting West 4th Avenue, a new waterproofing membrane in the courtyard around the apartment doors and above the retail units, exterior repainting, and upgraded underground parking. The building's professionally monitored fire panel was installed in 2022, further complementing the recent investment in the property's major systems and infrastructure.

The building features 600-amp three-phase electrical service with substantial spare capacity, providing the ability to accommodate up to ten Level 2 EV charging stations and future heat pump upgrades without requiring an upgrade to the incoming electrical service. A Deprecation Report was also recently completed and shows no immediate work is required making this a lucrative investment opportunity.



For more information, please contact

DAN CHATFIELD

PERSONAL REAL ESTATE CORPORATION
SENIOR VICE PRESIDENT

604.318.6313

dan.chatfield@paradigmvancouver.com

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