

Vancouver West/BC/Kitsilano
2676 4TH AV W, V6K 1P7

LP: \$389,900 / SP: \$380000
MLS#: V4022446



Tran Type: For Sale Sold
Prop Type: Retail
Total Area: 720
Storeys:
Year Built:
Occupancy: Vacant
LndUse/Zoning: / C-2
Complex Name: THE STAR OF KITSILANO
Land Sz SF: 730
Land Sz Acres: 0.017
Lot Frntg: 0
Lot Depth:
Zone/Province:
Title Pulled:
Tax Roll:
Gross Tax/Yr: \$5,596 / 2009
Linc/PID#: 023-363-088

Tot Expenses: Gross Income: Net Income:

Lse Incentives: Lse Term/Rem: Lse Ren Mo Prd:
Lse Op Cost/SF: \$0.00 Lease \$/SqFt: \$0.00 Lse Add Rent:
Lse Measure: Lse Op Cost Inc:
LseTyp/SubLse:

Main Off SF: Main Ret SF: Main Wrhs SF:
Above Off SF: Above Ret SF: Above Wrhs SF:

Bldg Type: Condo Complex
Construction: Wood Frame
RPR/Survey: N RPR Yr:
Env Asmt Phs: None
Poss Dt/Notes: / TBA
Restrictions:
Contig Space:
Condo Fee: \$144.68
Water Supply: Municipal
Sewer Storm: Municipal Contained
Sewer Septic: Municipal/Community
Power Type: Purchaser to Verify
Flr Plate Wdth: 15
Flr Plate Dpth: 52
Total Prkg Spc: 1

Owner Interest: Condo/Strata Property, Freehold
Fire Protection: Sprinklered Full, Smoke Detectors
HVAC: Electric, Separate HVAC Units
Heating Fuel: Electric

Reports Avail: Condo/Strata Bylaws

Amenities: Fully Air Conditioned, Alarm System, Window Coverings, Storefront, Washrooms Female/Male

Site Services:

Site Influence: Retail Exposure, Public Transit Nearby, Visual Exposure

Brochure URL:

Legal Desc: Plan: LMS2329 Lot: 94

List Firm 1: Century 21 In Town Realty

PRIME RETAIL or OFFICE occupier or investor. Excellent location/visibility on West 4th, free street parking, beautiful wood-type floor, extensive lighting, heat/ventilation/air-conditioning (HVAC), storage room, washroom, great neighbourhood, low strata fee, quick possession.