



FOR SALE

773
KINGSWAY
VANCOUVER, BC

**FULLY LEASED COMMERCIAL & RESIDENTIAL
BUILDING WITH DEVELOPMENT POTENTIAL**



88

VERY WALKABLE

79

VERY BIKEABLE

The Opportunity

773 Kingsway is situated on Kingsway providing direct access to downtown Vancouver, and is near the arterial road of Fraser St. The location is within 400 metres of Charles Dickens Elementary and also within 1km are Florence Nightingale Elementary, Sir Charles Tupper Secondary and David Livingstone Elementary Schools. There are various amenities within walking distance including Mount Saint Joseph Hospital, parks, grocery stores, restaurants, and cafés.

Currently, the property consists of two commercial units, two residential units, and a garage, all of which are fully leased/rented out, making it an excellent turn-key investment opportunity.

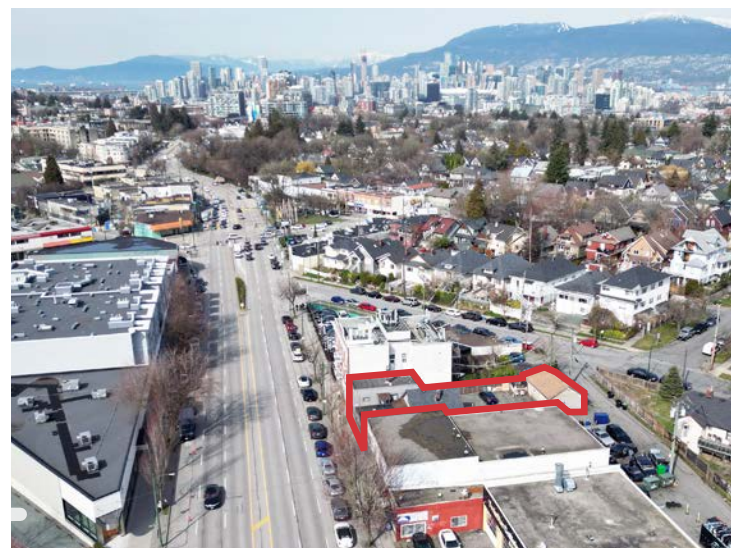
[Request access to the data room for rent roll & financials](#)

DEVELOPMENT POTENTIAL



2.5 FSR
15,098 BSF

Up to 3.5 FSR
 (21,136 BSF) for rental





KINGSWAY FRONTAGE



LANE ACCESS & PARKING

The Details

Legal Description:

Lot 21, Block 90,
Plan VAP187,
District Lot 301, New
Westminster Land
District

PID:

015-615-782

Site Area:

6,039 SF
(49.5' x 122')

Current Zoning:

C-2 Commercial

Potential Floor Space Ratio:

2.5 FSR
Up to 3.5 FAR
for rental

Potential Buildable Area:

15,098 BSF
Up to 21,136 BSF
for rental

Assessed Value (2023):

\$3,704,400

Price:

\$4,200,000
Seller will consider
up to \$2.5 million
Vendor Take-Back
Mortgage, rate to be
negotiated.

NAIAPARTMENTS.CA



Terry Harding

Senior Vice President
604 691 6615
tharding@naicommercial.ca

Jackson Tang*

Senior Vice President
604 691 6680
jtang@naicommercial.ca
國語, 廣東話, 福建話查詢

Taylor Durham

Senior Associate
604 691 6656
tdurham@naicommercial.ca

Brandon Harding*

Oakwyn Realty Ltd.
604 349 1571
brandon@apartmentblocks.ca

*Personal Real Estate Corporation



1075 West Georgia St, Suite 1300, Vancouver, BC V6E 3C9 | NAIApartments.ca

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