



For Sale: Mixed-Use, Investment Property

3589-3599 Commercial Street

Vancouver, BC

Renovated mixed-use building located on the corner of Commercial Street and E 20th Avenue

Lennard:

520-800 West Pender Street, Vancouver
604.636.2620

lennard.com



The Opportunity

Lennard Commercial Realty is pleased to offer for sale on an exclusive basis, a high-quality mixed-use building located at 3589-3599 Commercial Street in the coveted Cedar Cottage Neighbourhood. The property consists of two levels with four ground floor commercial spaces and four residential units above, totalling approximately 6,000 SF of leasable area.

Property Highlights

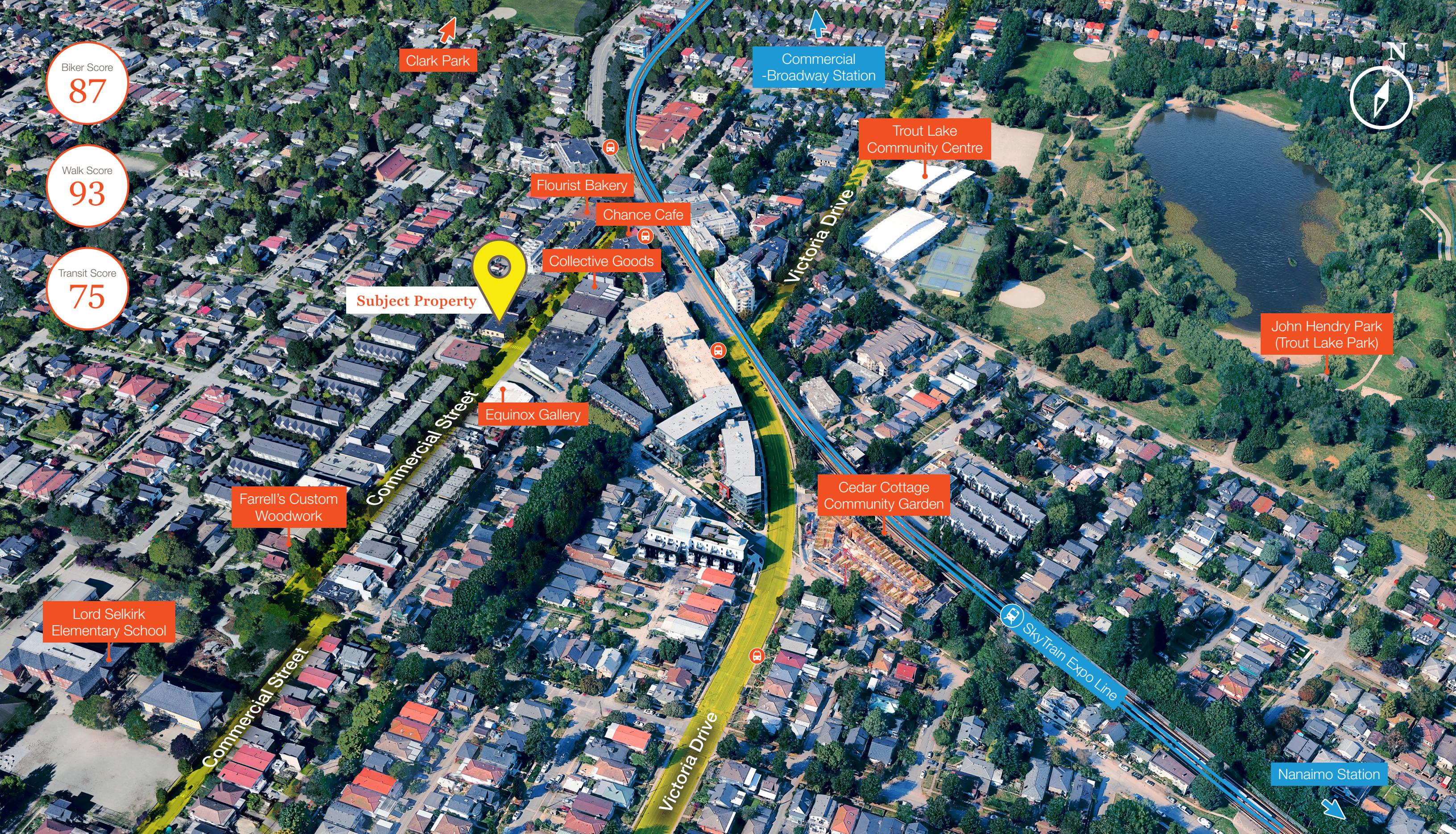
- Fully leased, 5%+ cap rate in Vancouver
- 2 Commercial tenants (Occupying 2 units each), 4 Residential tenants (750 SF each)
- Completely renovated in 2012 to a very high level
- Residential units pay their own heat and hot water and have in-suite washer/dryer
- Walking distance to Trout Lake Community Centre, John Hendry Park (Trout Lake), Lord Selkirk Elementary and Gladstone Secondary School
- Trendy location with eclectic shops and notable restaurants along Commercial Street
- Corner lot with heritage aesthetic and curb appeal

3589-3599 Commercial Street

Located in the heart of Vancouver's Cedar Cottage neighborhood at the intersection of E 20th Avenue.

Salient Details

	Address 3589-3599 Commercial Street Vancouver, BC
	PID 028-121-856
	Legal Description LOT 2, PLAN BCP43287, DISTRICT LOT 751, GROUP 1, NEW WESTMINSTER LAND DISTRICT
	Zoning MC-1
	Lot Size 4,158 SF
	Building Area 6,000 SF
	Site Dimensions Frontage 66 FT Depth 63 FT
	Unit Mix Commercial Units 4 Residential Units 4 (3x 2-Bedroom Units • 1x 1-Bedroom & Den)
	Assessed Value \$3,660,000
	NOI \$195,000
	Gross Taxes (2026) \$29,246.10
	List Price (5.01% Cap) \$3,890,000
	Listing Agent R. Allon Shapiro Personal Real Estate Corporation Partner & Managing Broker D. 604.636.2626 • C. 604.307.6136 ashapiro@lennard.com
	Ari Gelmon Personal Real Estate Corporation Vice President D. 604.636.2623 • C. 604.318.3958 agelmon@lennard.com



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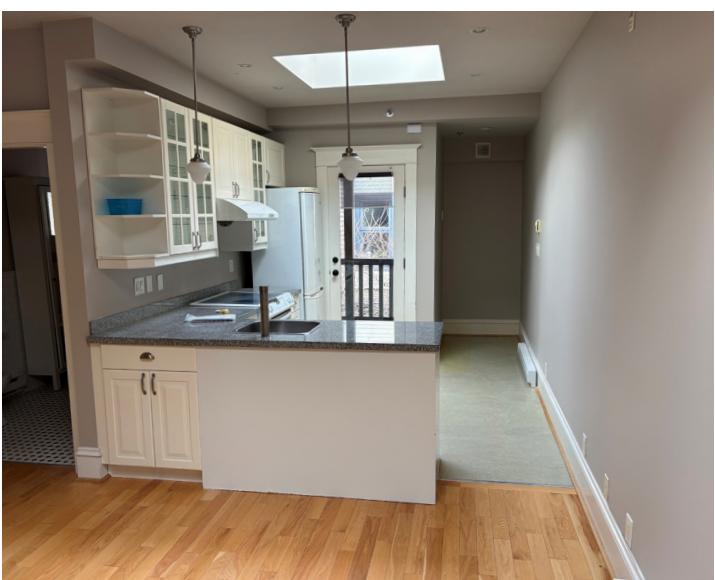
Bus Stop (TransLink)
020 Victoria/Downtown
N20 Downtown/Victoria NightBus

0.1 km
0.1 km

Commute to Downtown Vancouver

Car 15 min Bike 23 min Bus 21 min Pedestrian 60+ min

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