



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

Site Dimensions
Frontage Depth
66 FT 63 FT



Building Area
6,000 SF

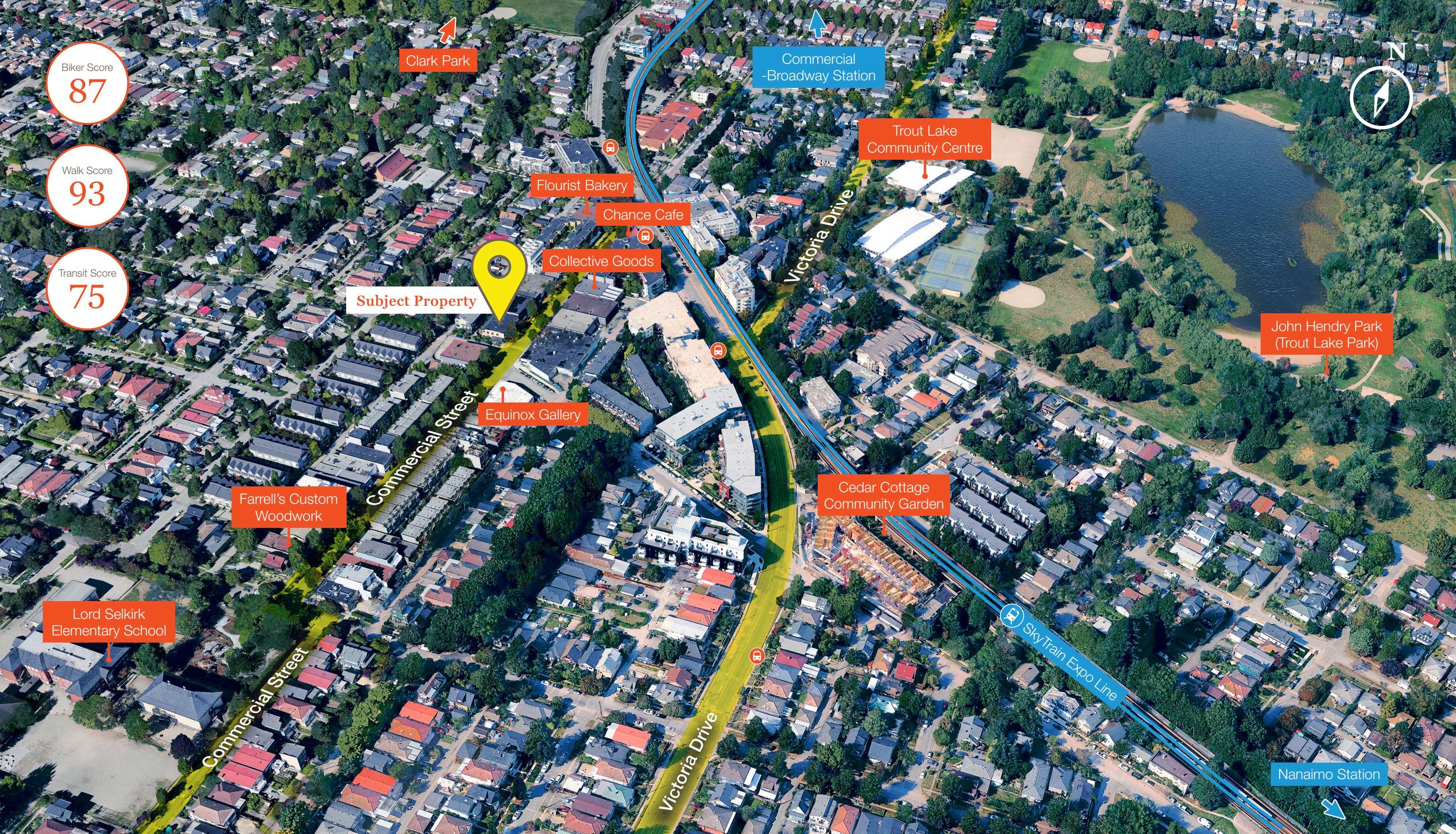
Unit Mix
Commercial Units Residential Units
4 4 (3x 2-Bedroom Units • 1x 1-Bedroom & Den)



Assessed Value	NOI	Gross Taxes (2026)	List Price (5.01% Cap)
\$3,660,000	\$195,000	\$29,246.10	\$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



Biker Score
87

Walk Score
93

Transit Score
75

Subject Property

Clark Park

Commercial-Broadway Station

Trout Lake Community Centre

Flourist Bakery

Chance Cafe

Collective Goods

Equinox Gallery

Farrell's Custom Woodwork

Lord Selkirk Elementary School

Cedar Cottage Community Garden

John Hendry Park (Trout Lake Park)

SkyTrain Expo Line

Nanaimo Station

Lennard:

 **Bus Stop (TransLink)**
020 Victoria/Downtown 0.1 km
N20 Downtown/Victoria NightBus 0.1 km

Commute to Downtown Vancouver
 15 min  23 min  21 min  60+ min

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