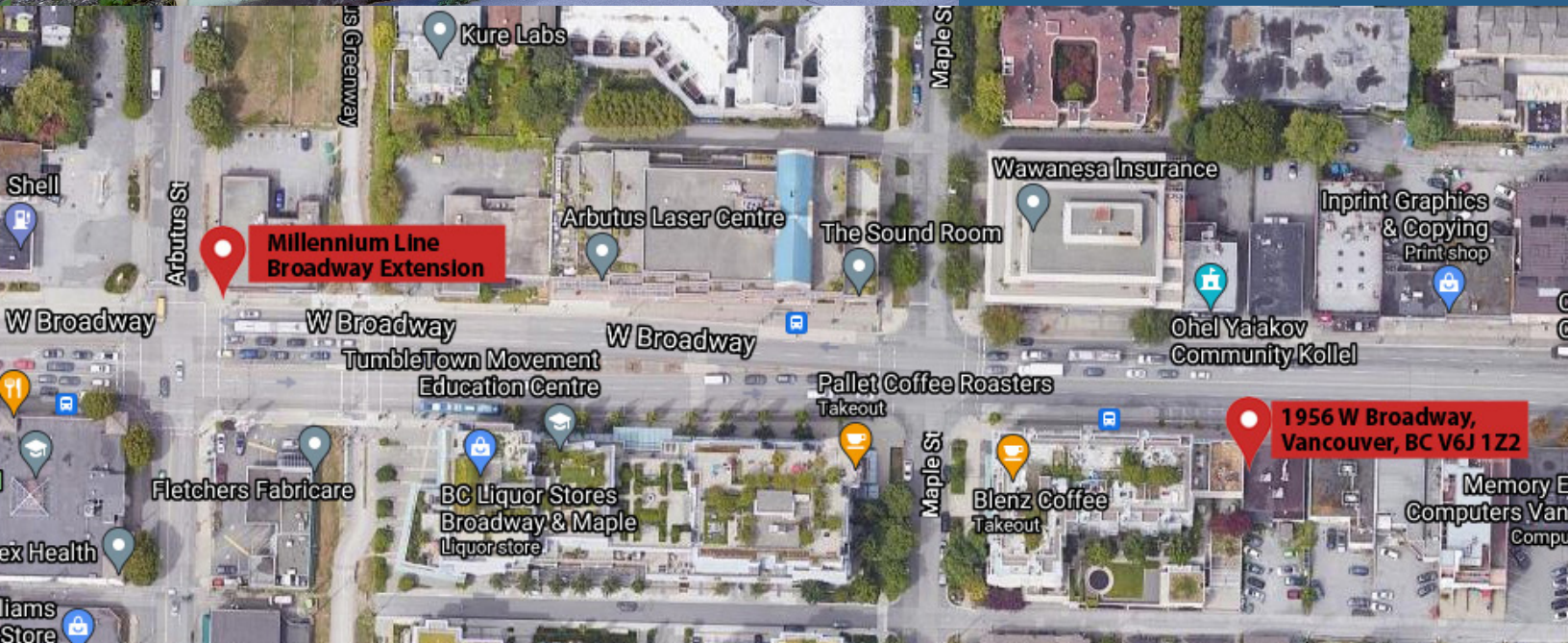


# For Sale

## 1956 West Broadway, Vancouver, BC

Maude,  
MacKay & Co. Ltd.



### OPPORTUNITY

This is a 50'x125' property with a 2 storey building with holding income on West Broadway, a major east-west thoroughfare. It is located 2 blocks from the future Arbutus Street Skytrain station on the Millennium Line Broadway Extension. It offers redevelopment and assembly potential.

## Rod MacKay

Maude, Mackay & Co. Ltd.  
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[www.rodmackay.com](http://www.rodmackay.com)



# For Sale

# 1956 West Broadway, Vancouver, BC

Maude,  
MacKay & Co. Ltd.

## HIGHLIGHTS

- Excellent Kitsilano location on West Broadway
- Only 250 Meters from the future Arbutus Skytrain Station on the Millennium Line Broadway Extension
- Redevelopment and assembly potential for upzoning and increased density after Broadway Corridor Plan is completed.
- Spectacular North Shore Mountain and City Views.
- Short stroll to shops and restaurants including IGA, London Drugs and LDB.
- Easy transit access East-West and to Downtown.

**Price: \$9,800,000**

## PROPERTY DETAILS

Civic Address: 1956 West Broadway,  
Vancouver, BC V6J 1Z2

Legal Description: Lot 5 Block 346  
Lot Dist. 526 LD36  
Plan VAP590  
PID: 015-187-721

Zoning: C-3A Commercial

FSR: 3.00

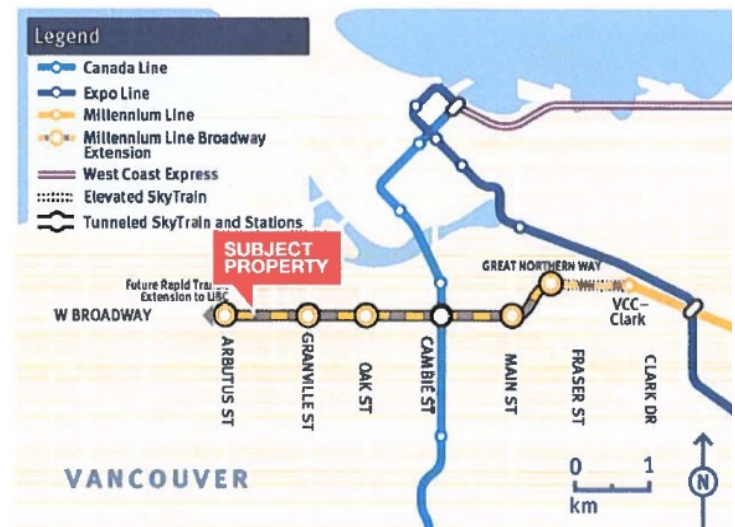
Lot Size: 50'x125' (6,250 SF)

Property Taxes (2020): 53,978.80

Leasable Area: Ground: 2,160 SF  
Second: 2,449 SF  
Total: 4,610 SF

Annual Net Income: \$119,702

Price/SF-Land: \$1,568



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