

# LONDON PACIFIC



## COVETED RETAIL BUILDING + RESIDENTIAL HOME

WITH INCOME UPSIDE & INTRINSIC LAND VALUE

1146 KINGSWAY  
VANCOUVER, BC



## 1146 KINGSWAY, VANCOUVER BC

# SALIENT FACTS

Formerly operating as a restaurant, this space has a dining area that seats 70 patrons comfortably with high pedestrian and traffic flow frontage. Also on the property is a large 3 bed, 2 bath residential suite attached. Plenty of storage and 4 parking stalls at the rear plus ample street side parking.

The subject property has approximately 1,650 SQFT of restaurant space with 1,000 SQFT of storage area and an additional 1,650 SQFT of residential area. Measurements are estimated only, and the Buyer is to confirm all dimensions and sizes.



### COVETED RETAIL BUILDING WITH INCOME UPSIDE AND INTRINSIC LAND VALUE

- Premium retail location along Kingsway between Fraser and Knight Street
- Income potential with future development potential
- 49.5 FT of frontage along Kingsway provide excellent exposure and accessibility

### Municipal Address

1146 Kingsway, Vancouver  
(1148, 1150, 1152 Kingsway also historically used)

### PID

002-890-232

### Legal Description

LOT 4, BLOCK 39  
PLAN VAP187,  
DISTRICT LOT 301, NEW  
WESTMINSTER LAND DISTRICT

### Neighbourhood

Kensington-Cedar Cottage

### Current Zoning

C-2 Commercial

### Permitted Density

2.5 FSR @ Four Storeys

### Potential Zoning/Density

Secured Rental at 3.4 to 3.7 FSR  
in Six Storey Form subject to Assembly  
Configuration (must confirm with City  
Planning)

### Frontage & Depth

± 49.5 FT on Kingsway & ± 102 FT

### Lot Area

± 5,049 SQFT

### Gross Rent (2024)

\$62,100

### Assessed Value (2024)

Land \$3,028,000  
Improvement \$7,800  
Total \$3,035,800

### Price

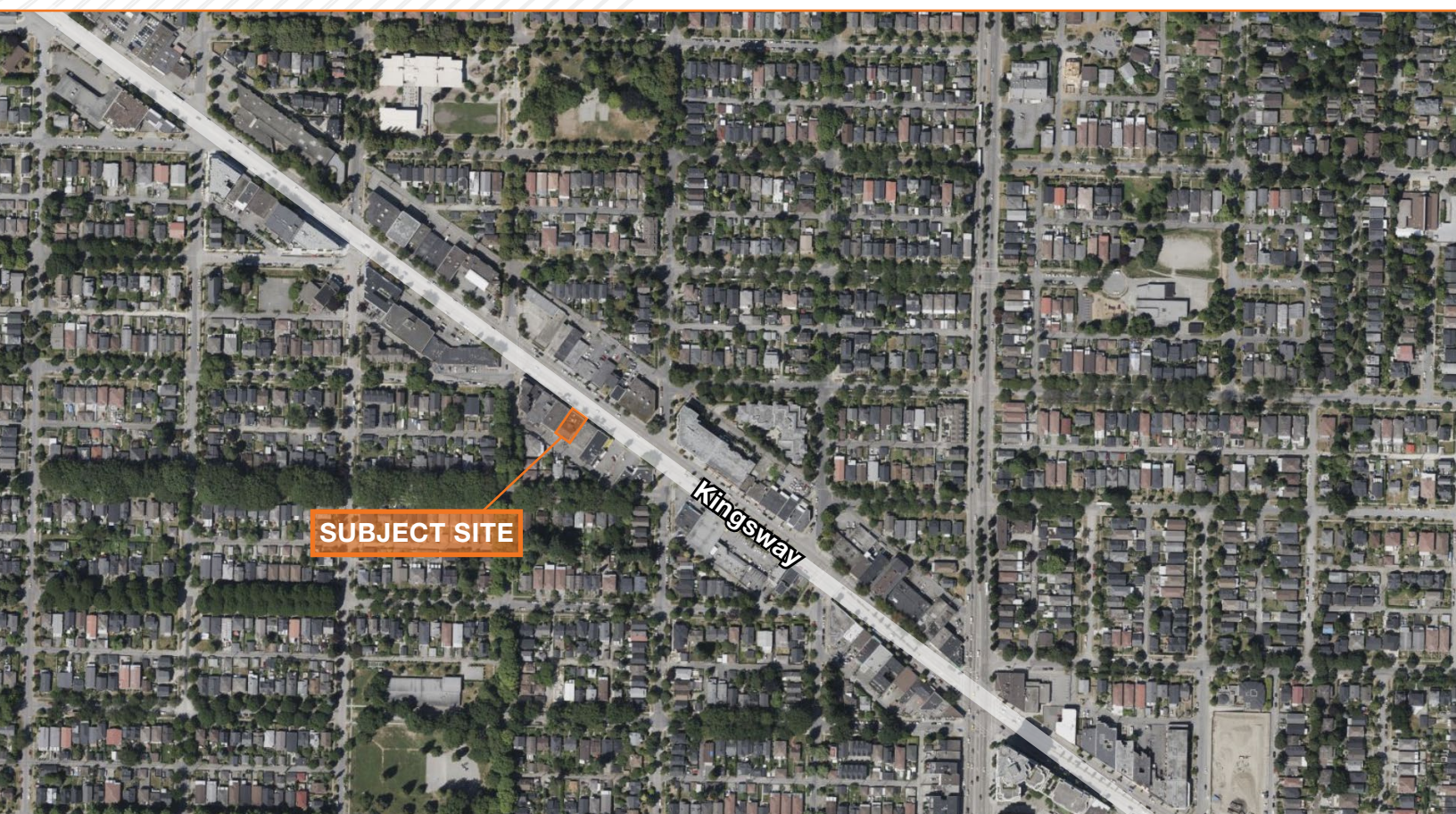
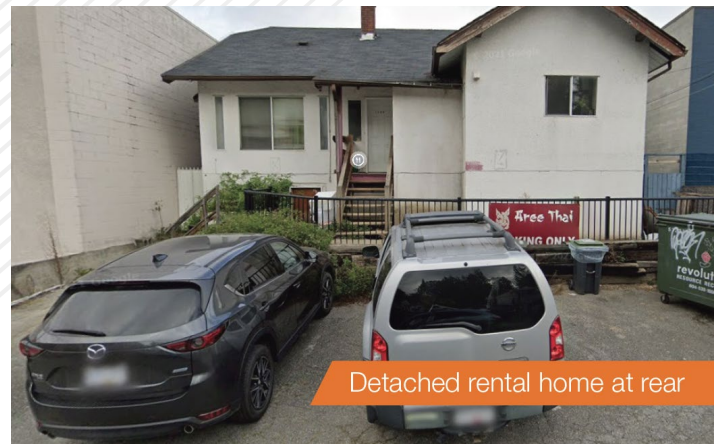
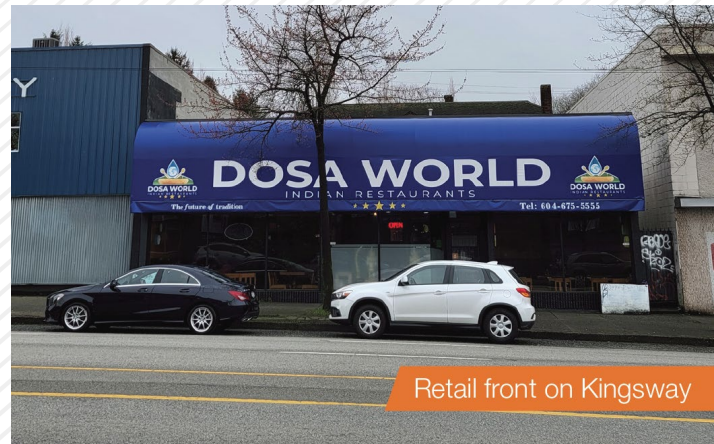
\$2,888,000



## KENSINGTON-CEDAR COTTAGE

# NEIGHBOURHOOD

The Property is located within one of Vancouver's most diverse neighbourhoods, Kensington-Cedar Cottage. With a remarkable range of ethnic groups who greatly participate in Vancouver's social diversity, this area has a thriving collection of restaurants, artists, and shopping. Kensington-Cedar Cottage is bound by East Broadway and East 41st Avenue to the north and south and Fraser Street and Nanaimo Street to the west and east. Kensington-Cedar Cottage lies in the middle of East Vancouver and enjoys views from the top of the city's east-west crest and moving down to magnificent Trout Lake. The recent surge in redevelopment along main arterials such as Fraser Street and Kingsway has brought new retailers, families, and community amenities to the area.





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# LONDON PACIFIC

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