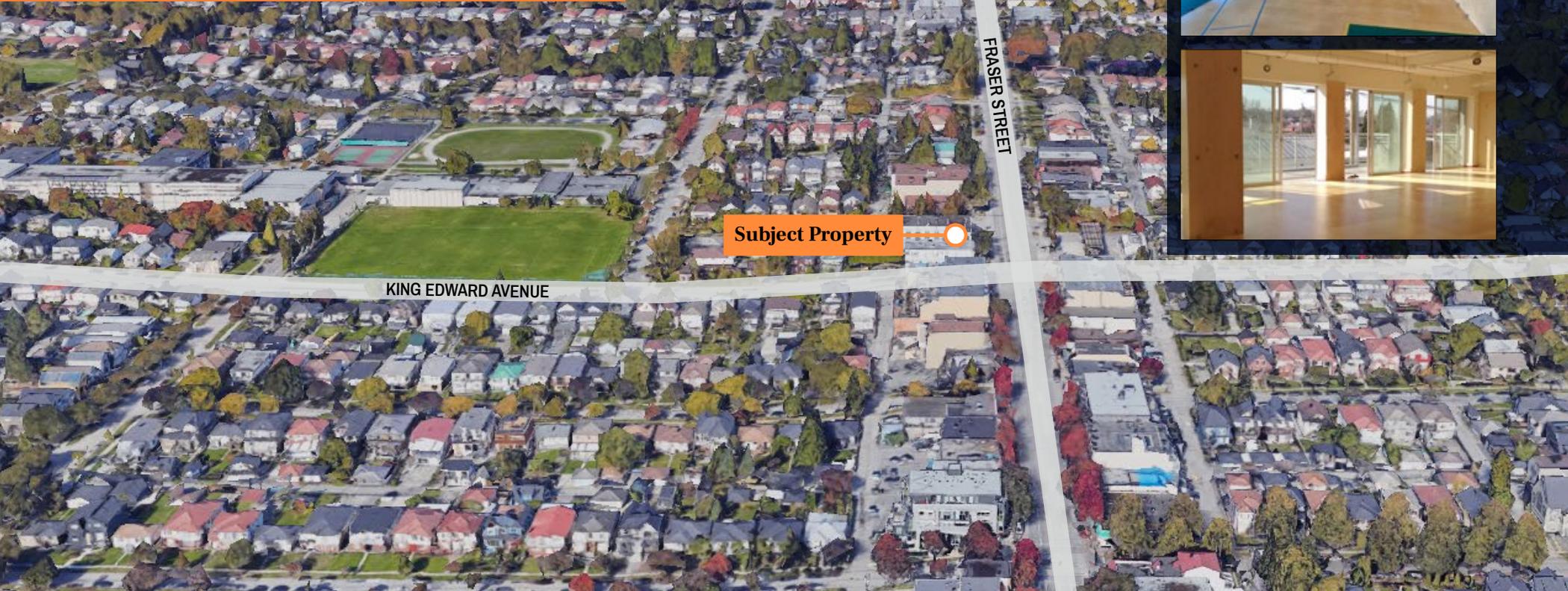


# FOR SALE

677 E 27TH AVENUE, VANCOUVER, BC

STREET-FRONT OFFICE/RETAIL  
IN VANCOUVER'S TRENDY  
FRASERHOOD NEIGHBOURHOOD



TAKE A VIRTUAL TOUR



# FOR SALE

677 EAST 27TH AVENUE, VANCOUVER, BC

## OPPORTUNITY

Opportunity to acquire street-front office/retail in Vancouver's trendy "Fraserhood" neighbourhood. Conveniently located amongst some of the city's best amenities on East 27th at Fraser Street, this unit is well positioned for an abundance of daily foot and vehicle traffic. This ground floor office/retail unit is part of a 4-storey, 18 unit mixed-use residential development. Currently used as a fitness studio, but originally designed for the architect's offices, the space is very flexible with a large outdoor area.

## SALIENT DETAILS

[TAKE A VIRTUAL TOUR](#)

Municipal Address: 677 E 27th Avenue, Vancouver, BC

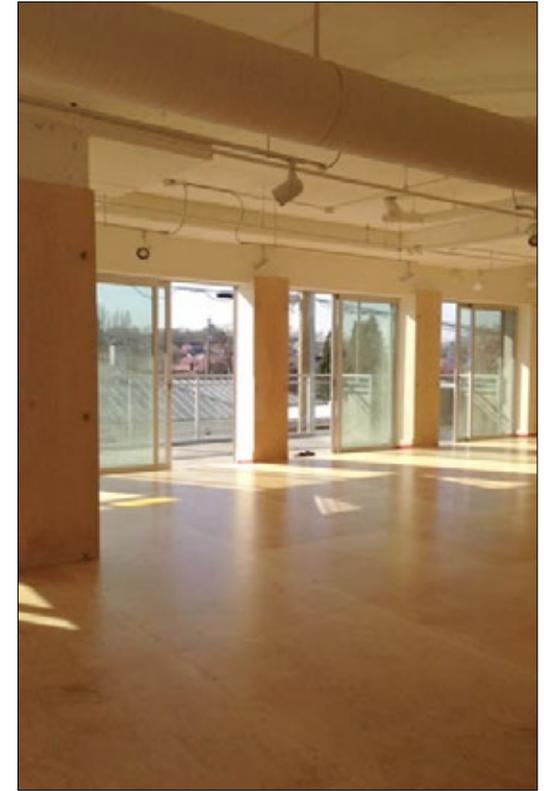
Zoning: C-2

Unit Size: 1,247 SF

Parking: 1 parking stall

Possession: January 1, 2021

Asking Price \$1,425,000



## HIGHLIGHTS



Located in Vancouver's trendy Fraserhood neighbourhood



Rapidly densifying area with an expected 5.6% growth rate within a 3km radius



Steps away from numerous retail stores and daily services



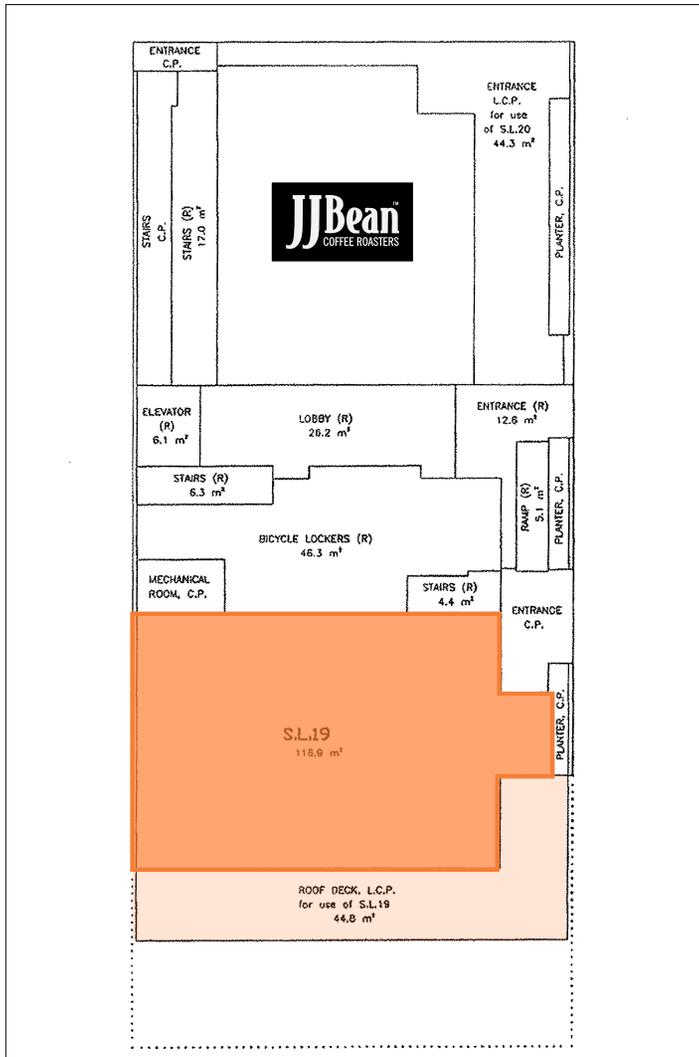
Significant daytime and evening traffic, both weekdays and weekends

# FOR SALE

677 EAST 27TH AVENUE, VANCOUVER, BC

## GROUND FLOOR PLAN

TAKE A VIRTUAL TOUR



## LOCATION OVERVIEW

The property is located at 27th and Fraser Street, part of a diverse and vibrant neighbourhood with an abundance of art, food, fashion, music and parks. The immediate area is anchored by key tenants including Shoppers Drug Mart, JJ Bean, Prado Café, Earnest Ice Cream, Tim Hortons, No-Frills as well as numerous community services, street parking and residential buildings. Fraserhood is attractive to both residents and visitors for its excellent parks, character homes and good schools.

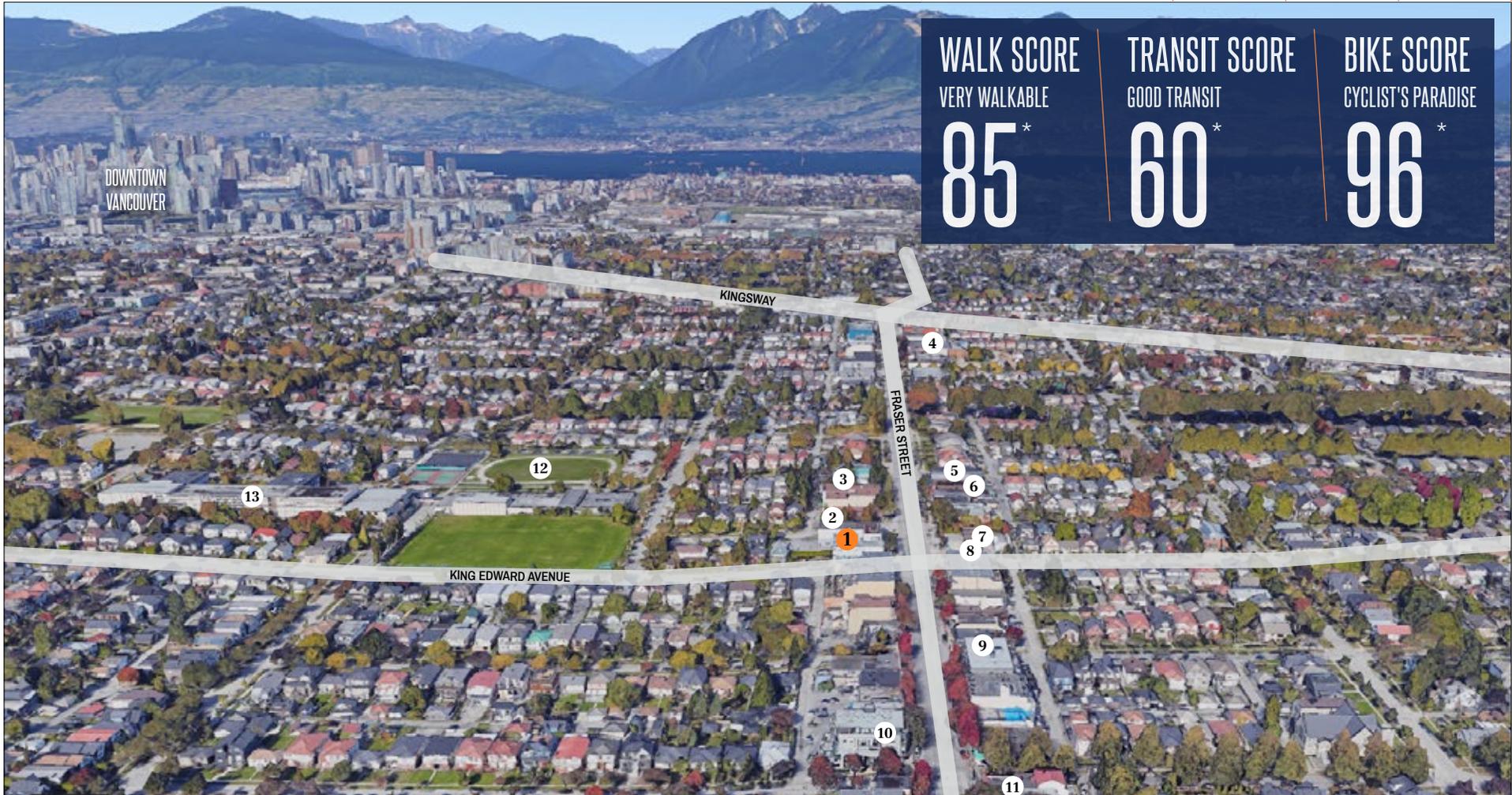
Fraser Street has experienced significant growth in recent years with a large number of mixed use residential developments under construction and recently completed contributing to its strong population growth. The immediate area is forecasted to grow in population by 5.6% between 2019-2024 thus providing a dense market catchment for retailers.



# FOR SALE

677 EAST 27TH AVENUE, VANCOUVER, BC

| 2020 Demographics        | 1KM       | 3KM       | 5KM       |
|--------------------------|-----------|-----------|-----------|
| Population               | 21,310    | 184,904   | 495,425   |
| Households               | 7,865     | 76,502    | 214,340   |
| Average Household Income | \$118,745 | \$108,393 | \$107,675 |



|  |  |   |
|--|--|---|
| <b>WALK SCORE</b><br>VERY WALKABLE<br><b>85</b> <sup>*</sup> | <b>TRANSIT SCORE</b><br>GOOD TRANSIT<br><b>60</b> <sup>*</sup> | <b>BIKE SCORE</b><br>CYCLIST'S PARADISE<br><b>96</b> <sup>*</sup> |
|--|--|---|

- |                                |                      |  |   |
|--------------------------------|----------------------|--|---|
| 1. <b>Subject Property</b>     | 5. Penang Bistro     | 9. Prado Cafe                                | 13. Sir Charles Tupper Secondary School |
| 2. Polish Community Centre     | 6. Earnest Ice Cream | 10. JJ Bean                                  |   |
| 3. Vancouver Table Tennis Club | 7. ESSO              | 11. No Frills, Starbucks, Shoppers Drug Mart |   |
| 4. Calypso Montessori School   | 8. Subway            | 12. Charles Tupper Running Track             |   |

# Marcus & Millichap

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Vancouver, BC V6B 5A6

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F (604) 638-2122

[MarcusMillichap.ca](http://MarcusMillichap.ca)

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