

# FOR SALE

3675-3677 WEST 11TH AVENUE  
VANCOUVER, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ 908 SF Ground Floor 8 person Office or 3 Person Residential
- ▶ Two Contiguous Units Currently Combined as One
- ▶ Bright With Natural Light from Floor to Ceiling
- ▶ No Retail and No Cannabis

#### CONTACT US:

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**FOR SALE | MOVE-IN READY STRATA OFFICE**  
**3675 & 3677 WEST 11TH AVENUE**  
**VANCOUVER, BC**

**Opportunity**

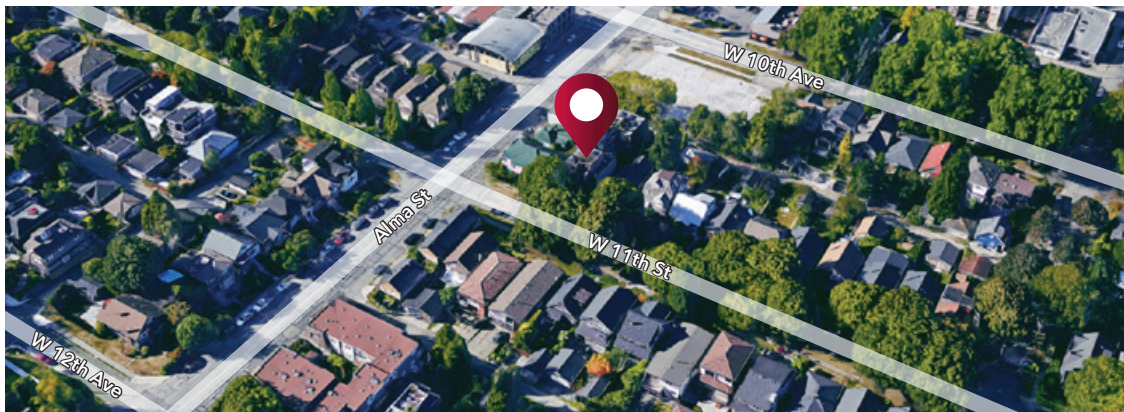
To purchase a C2 zoned strata office in the Kitsilano/West Point Grey neighbourhood. The units are currently used as contiguous office space but can be easily converted to residential to cater to UBC students or a live/work style space. Is it time to move your home office off-site for more work-life balance?

**Location**

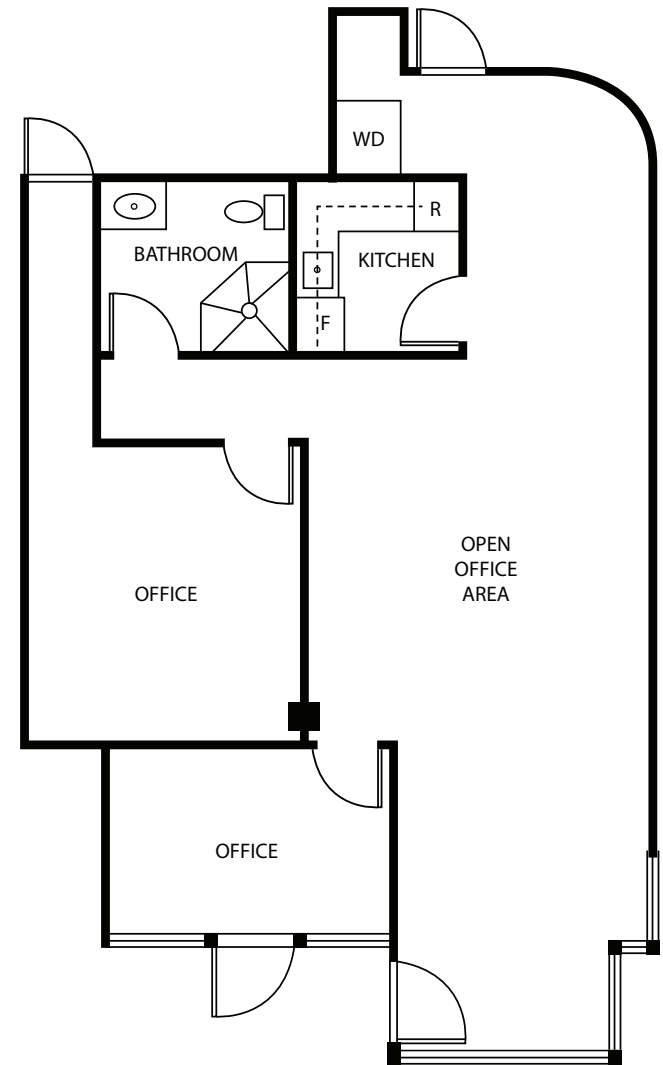
The property is situated on the north side of 11th Avenue and Alma Street. It is conveniently located two blocks south of West Broadway and seven blocks south of West 4th Avenue. The property is only minutes from downtown Vancouver and UBC.

**Features**

- ▶ Floor to ceiling windows fill space with natural light
- ▶ Two (2) contiguous strata units, can be converted to two separate residential suites or one residential and one office
- ▶ Concrete construction
- ▶ 8 telephone lines
- ▶ High end finishes
- ▶ Two (2) private offices and open plan office areas
- ▶ Kitchenette with stove, fridge, and dishwasher as well as a bathroom with shower
- ▶ Stacked washer/dryer
- ▶ Two (2) front and two (2) rear exits
- ▶ Sprinklered
- ▶ Ready for 8 person office or 3 bedroom residential to occupy



**3675 - 3677 West 11th Avenue**  
**Floor Plan - Sketch Not to Scale**





### Legal Description

PL LMS2078 LT 3 & 4 DL 540 LD 36; PID: 023-154-071 & 023-154-080

### Zoning

C2 – no cannabis or retail uses

### Area (Approximate)

908 SF ground floor office or 3 bedroom residential apartment

### Availability

Immediate

### Property Taxes (2019)

\$2,038.68

### Strata Fees

\$688.34 per month

### Asking Price

\$749,000.00



Demographics	1 km	3 km	5 km
Total Daytime Population	15,587	75,013	246,357
Average household income	\$137,900	\$149,097	\$123,675
Top 3 Occupation Categories in the Neighbourhood	Social sci, edu, gov't svc & religion Sales & service Business, finance & admin	Social sci, edu, gov't svc & religion Business, finance & admin Sales & service	Sales & service Business, finance & admin Social sci, edu, gov't svc & religion
Top 3 Labour Industries in the Neighbourhood	Educational services Professional, scientific & technical services Health care & social assistance	Professional, scientific & technical services Educational services Health care & social assistance	Professional, scientific & technical services Educational services Health care & social assistance

Source: Environics 2020

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PROUDLY CELEBRATING  
 **50**  
YEARS IN BUSINESS