



BLUE CHIP INVESTMENT OPPORTUNITY

FOR SALE



2947 GRANVILLE STREET
VANCOUVER, BC

Prime Retail Asset in Coveted South Granville

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BLUE CHIP INVESTMENT OPPORTUNITY

OPPORTUNITY:

2947 Granville Street presents a savvy investor with a superb opportunity to purchase an easy to manage, well tenanted property in an ideal location.

LOCATION:

South Granville is a vibrant neighborhood centrally located on Vancouver's West Side. It is frequently visited by tourists and locals alike for its excellent mix of international and local retailers, eateries, cafes, and upscale galleries. Notable neighbours in the area include Restoration Hardware, Chapters Books, Pottery Barn, Anthropologie, Fisher, James Perse, Hills Dry Goods among others.

PROPERTY:

The Property is improved with a 12,956 square foot free standing wood frame building containing 6,478 square feet on the main floor with another 6,478 square feet on the basement level. The main floor boasts 14 foot ceilings and a large open floorplan which is perfect for any type of retail. The basement floor serves as a super convenient warehouse area which is accessible via an interior stairwell. The Building has been substantially renovated over the years with significant upgrades to the structure, roof, HVAC, plumbing and electrical systems.

TENANCY:

Williams-Sonoma Canada Inc. has leased 100% of the Property where they are operating their West Elm concept which is home furnishings store. The lease expires January 31st, 2026 and the annual base rent is \$608,932.00.

PROPERTY HIGHLIGHTS

- Ideal South Granville location
- AAA tenant with over 4 years lease term remaining
- Substantially Renovated Building
- 14 foot clear ceiling heights on main floor
- Close Proximity to future Broadway skytrain station
- Flexible C-3A zoning in place



EXECUTIVE SUMMARY

Municipal Address

2947 Granville Street, Vancouver, BC

Legal Description

Lots 14 and 15, Block 430,
DL 526, LD 36
Plan VAP 1949

PID

014-175-215 and 014-175-321

Lot Size

6,480 square feet

Frontage

54 feet

Building Size

Main floor:	6,478 sf
Lower floor:	6,478 sf
Total:	12,956 sf

Zoning

C-3A

Property Taxes (2021)

\$104,633.40

Net Income

\$608,932.00

Lease Expiry

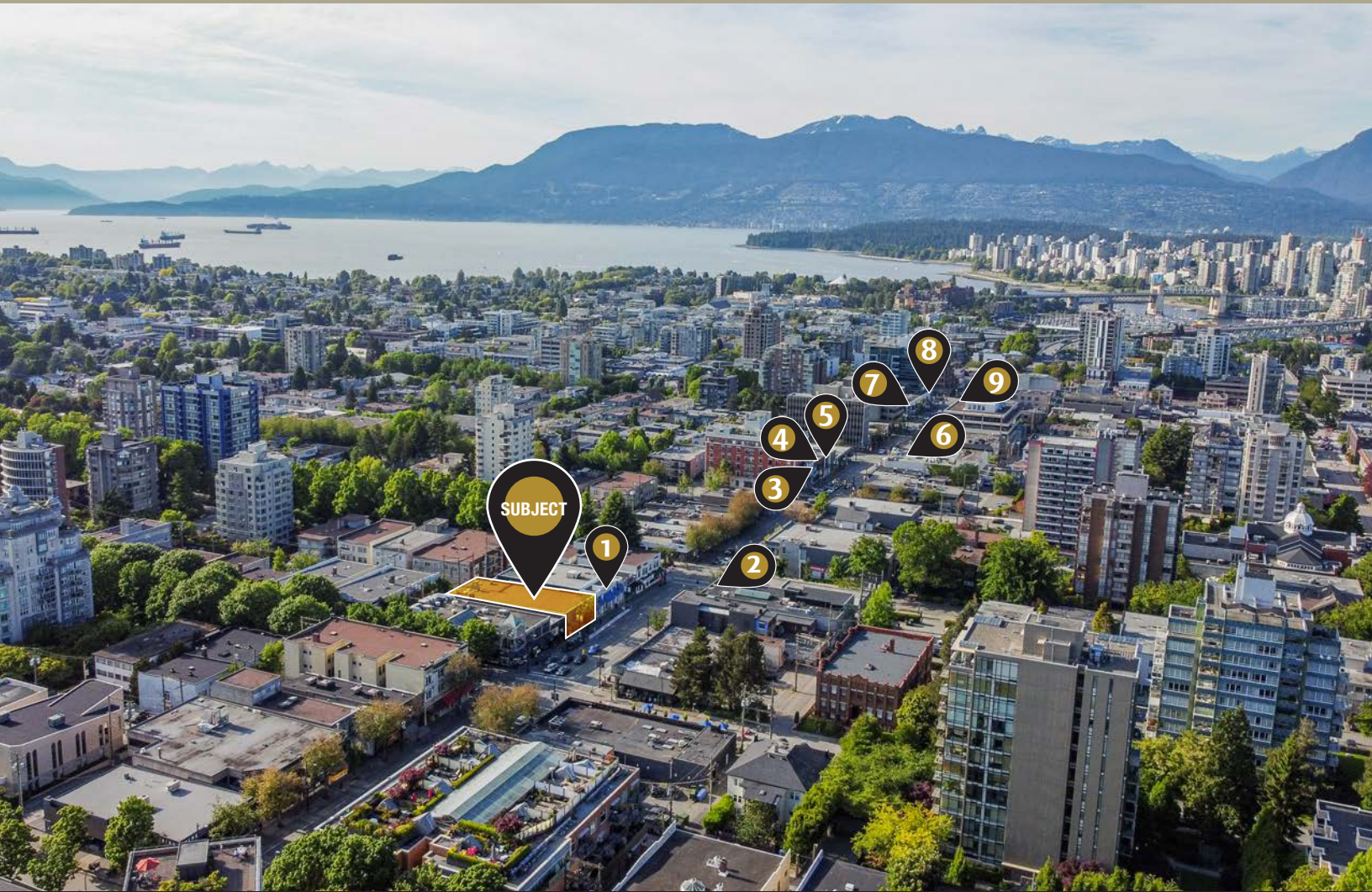
January 31, 2026

Asking Price

\$17,800,000

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Notable Neighbours

- 1 Pottery Barn Kids
- 2 Anthropologie
- 3 Hills Dry Goods

- 4 Eileen Fisher
- 5 James Perse
- 6 Pottery Barn

- 7 Restoration Hardware
- 8 Indigo Books
- 9 EQ3

For more information
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