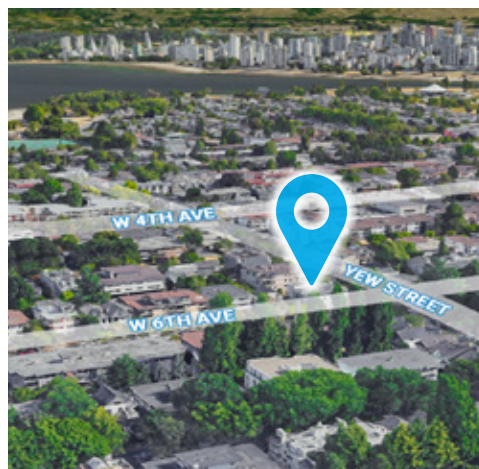


2137 YEW STREET

KITSILANO INVESTMENT PROPERTY





SUMMARY

Corbel Commercial is proud to have represented the purchaser in the sale of 2137 Yew Street; a 2-storey mixed-use building demised into 4 residential units and 1 ground floor commercial retail unit.

The subject property is situated in the affluent neighbourhood of Kitsilano, steps away from the primer shopping district of West 4th. The vibrant neighbourhood brings together a highly sought-after residential district, an exceptional collection of attractions and parks, and a thriving commercial district, all bordered by beaches and waterfront to the north. Home to several boutique fitness studios, acclaimed restaurants including Tacofino, Au Comptoir, and Trattoria, and a prestigious retail market including Lululemon, Patagonia, Arc'teryx and Reigning Champ, Kitsilano has become established as the preferred destination for dining, fitness, and shopping on Vancouver's West Side.

SALIENT FACTS

CIVIC ADDRESS	2137 Yew Street, Vancouver BC
LOT SIZE*	4,000 SF (Approx.)
BUILDING SIZE*	Please contact agent
PID	015-229-181
LEGAL DESCRIPTION	LT 11, BLK 263 PL VAP590 DL 526 NWD
ZONING	RM-4 (Multiple Dwelling)
PROPERTY TAX	\$14,795.30 (2022)
SALE PRICE	Please contact agent

*All sizes are approximate and subject to verification.

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.