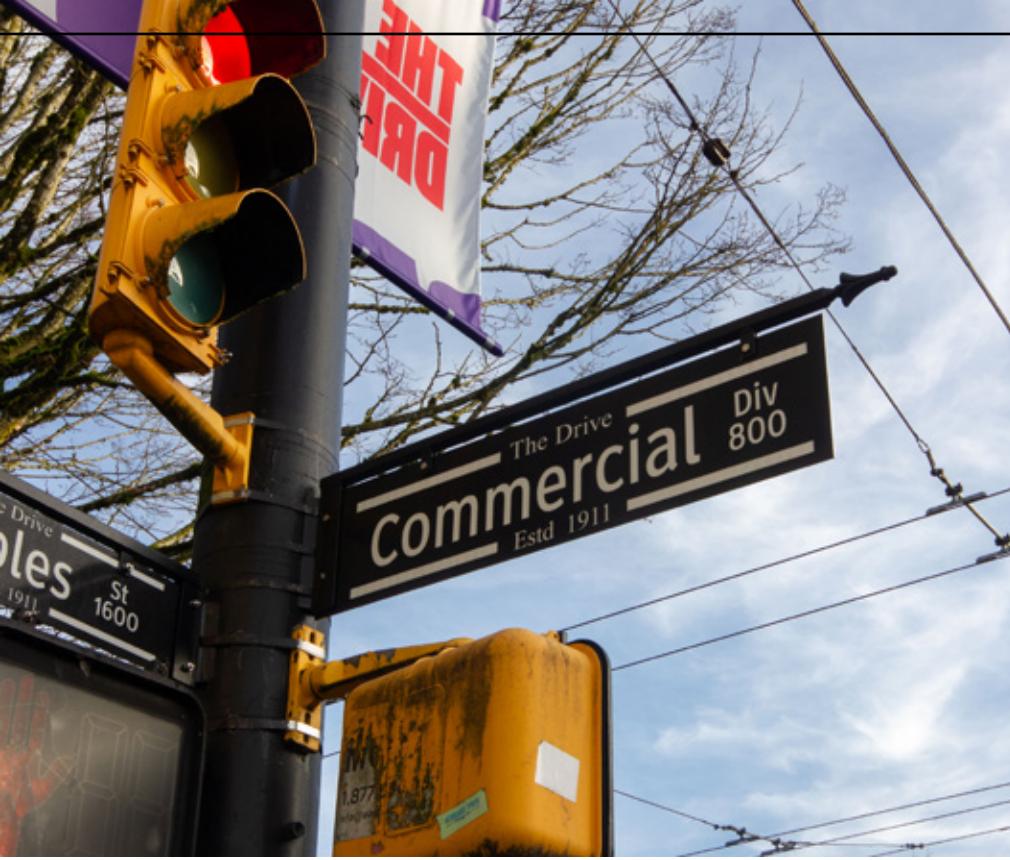


FOR SALE 902 COMMERCIAL DRIVE

EXCEPTIONAL INVESTMENT/OWNER-USER OPPORTUNITY





THE OPPORTUNITY

902 Commercial Drive presents a compelling opportunity to acquire a retail strata unit along one of Vancouver's most vibrant and established commercial corridors. Located on Commercial Drive, the property benefits from strong pedestrian activity, a diverse local customer base, and the area's long-standing reputation as a destination for independent retailers, food and beverage operators, and service-oriented businesses.

The strata format offers a rare chance to secure long-term ownership in a tightly held retail market, appealing to both investors seeking stable income and owner-users looking to establish a presence in a highly walkable, transit-supported neighbourhood. Surrounded by a mix of residential density, daily-serving retail, and destination concepts, the location supports consistent demand and enduring relevance.

With its prominent Commercial Drive address, neighbourhood-oriented character, and limited availability of comparable strata retail ownership opportunities, 902 Commercial Drive represents a strategic acquisition in one of Vancouver's most recognizable and resilient retail districts.

SALIENT FACTS

Civic Address	902 Commercial Drive
Strata Lot Size¹	1,694 SF (Approx.)
Legal Description	STRATA LT 1, PLN BCS1464, DL 264A, NWLD
PID	026-394-341
Zoning	C-2C1 (Commercial)
Strata Fee	\$806.35/ month
Property Tax	\$21,967.50 (2025)
Tenure	Vacant possession
Asking Price	\$2,350,000.00

¹All sizes are approximate and subject to verification.

THE FEATURES



High profile corner retail space located between Commercial Drive and Venables Street



Large windows providing abundant natural light and signage opportunities



Fully distributed HVAC



Private washroom and kitchenette



Numerous restaurants, shops, and amenities in the immediate area with ample street parking



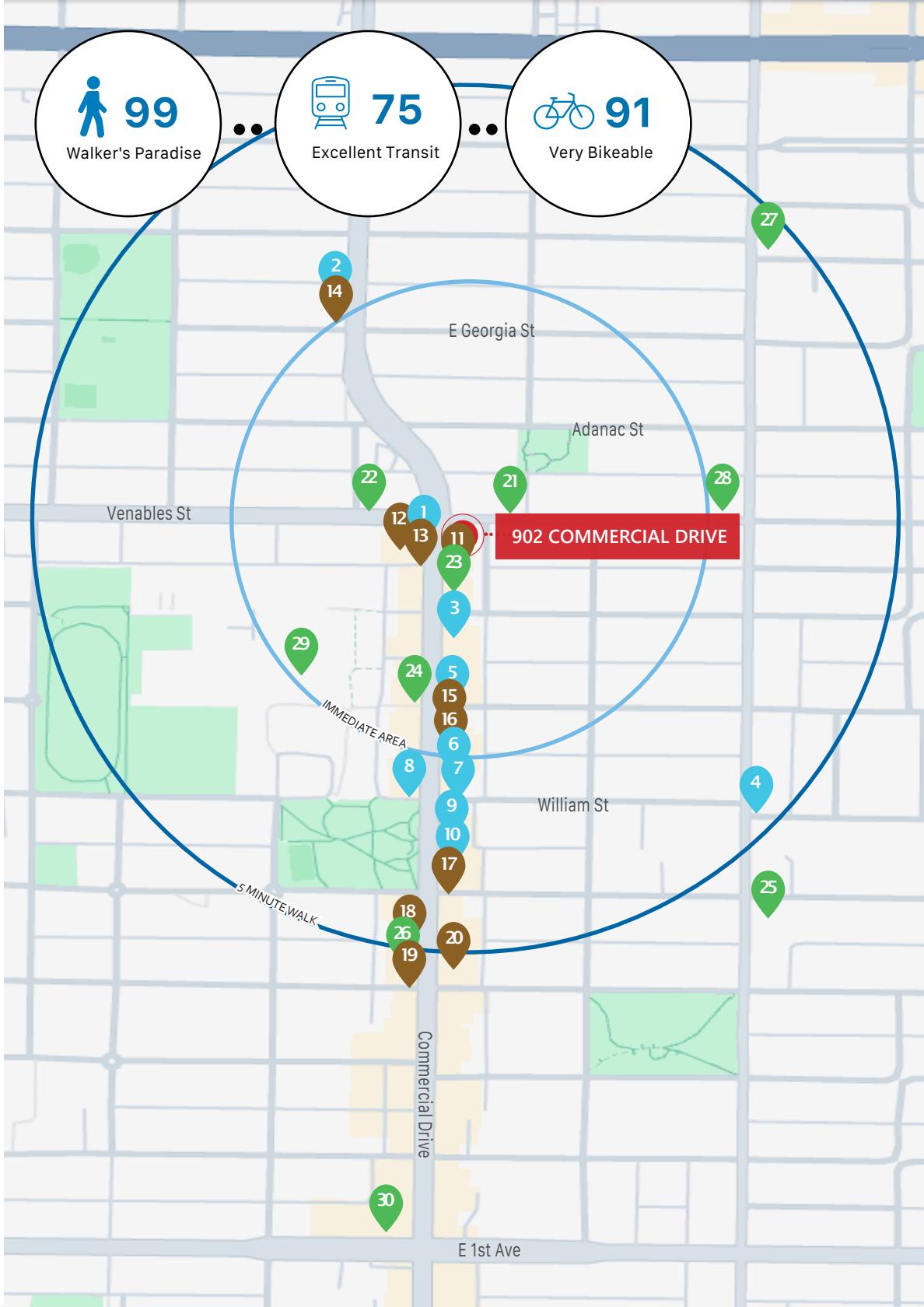
Approved tattoo studio premise, offering immediate operational flexibility and an opportunity to acquire with vacant possession, ideal for owner-users or repositioning



Rare opportunity to secure long-term strata ownership in a tightly held retail market



Well suited to owner-users, investors, or boutique operators seeking a strategic Commercial Drive presence



around the neighbourhood.

DINING + COCKTAILS

1. Kin Kao
2. Pepino's
3. Mogu Fried Chicken
4. Via Tevere Pizzeria
5. The Lunch Lady
6. Sula
7. Kulinarya Filipino Eatery
8. Sing Sing
9. Havana
10. Nomo Nomo

COFFEE + CASUAL FARE

11. Bump N Grind Cafe
12. The Bunny Cafe
13. Downlow Chicken Shack
14. Caffè La Tana
15. Moja Coffee
16. Dante Italian Sandwich
17. Turks Coffee Bar
18. Don't Argue Pizza
19. LIVIA Forno e Vino
20. Rosemary Rocksalt

SHOPPING & SERVICES

21. Era Design
22. Alterior
23. Attic Treasures
24. Choices Market
25. The Coast Goods
26. Studio Full Bloom
27. Bosa Foods
28. The Cultch
29. Britannia Secondary School
30. Il Mercato



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