



1,020 SF  
Commercial  
Strata Unit  
along Denman  
Street

**FOR SALE** | 909 Denman Street, Vancouver, BC

Owner/User opportunity to purchase a commercial strata unit in the desirable West End of Downtown Vancouver. This unit features excellent exposure, with high levels of pedestrian and vehicle traffic and offers 20 feet of frontage along Denman Street.

Kelvin Luk  
Personal Real Estate Corporation  
Vice President  
604 662 2616  
kelvin.luk@colliers.com







## HIGHLIGHTS

- Owner/Occupier opportunity
- High pedestrian and vehicle traffic
- Streetfront property in Downtown Vancouver's West End
- C5 Zoning bylaw
- Exposure to Denman Street

**PROPERTY |** The Property is one of 9 strata lots in a two-storey mixed-use commercial building.

## SALIENT FACTS

Civic Address: 909 Denman Street, Vancouver, BC

Legal Address: PID: 025-742-965  
Strata Lot 5 District Lot 185, New Westminster District, Strata Plan BCS516 Together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form V

Location: Located on the corner of Denman Street and Barclay Street

Unit Area (approx.): 1,020 SF

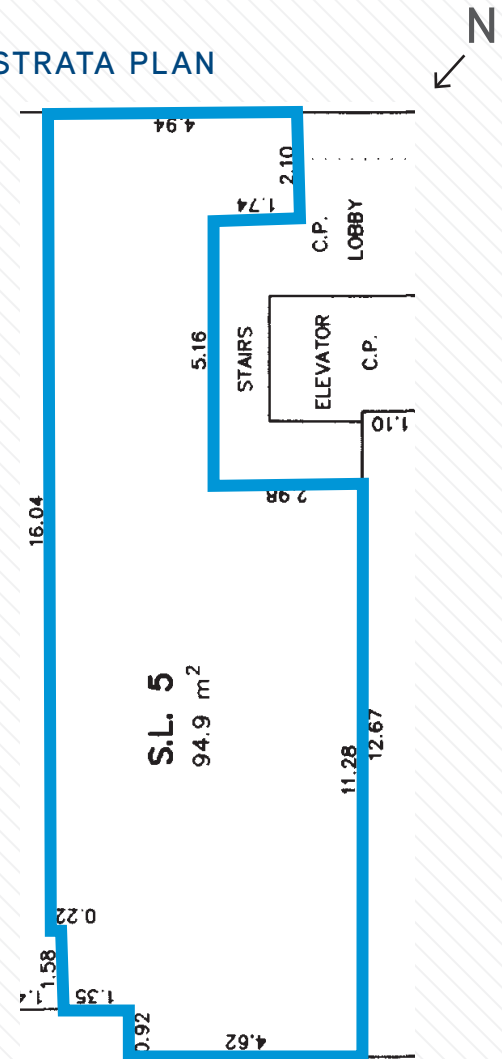
Zoning: C5

Property Taxes (2020): \$9,396.93

Strata Fees: \$774.92/month

ASKING PRICE ~~\$1,280,000~~ \$1,230,000

## STRATA PLAN



**C5 ZONING |** Provides opportunities for a wide variety of retail and professional uses



Colliers International  
200 Granville Street  
Vancouver, BC | V6C 2R6  
+1 604 681 4111  
collierscanada.com

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