



938 COMMERCIAL DRIVE, VANCOUVER

Premier Mixed-Use Investment Opportunity

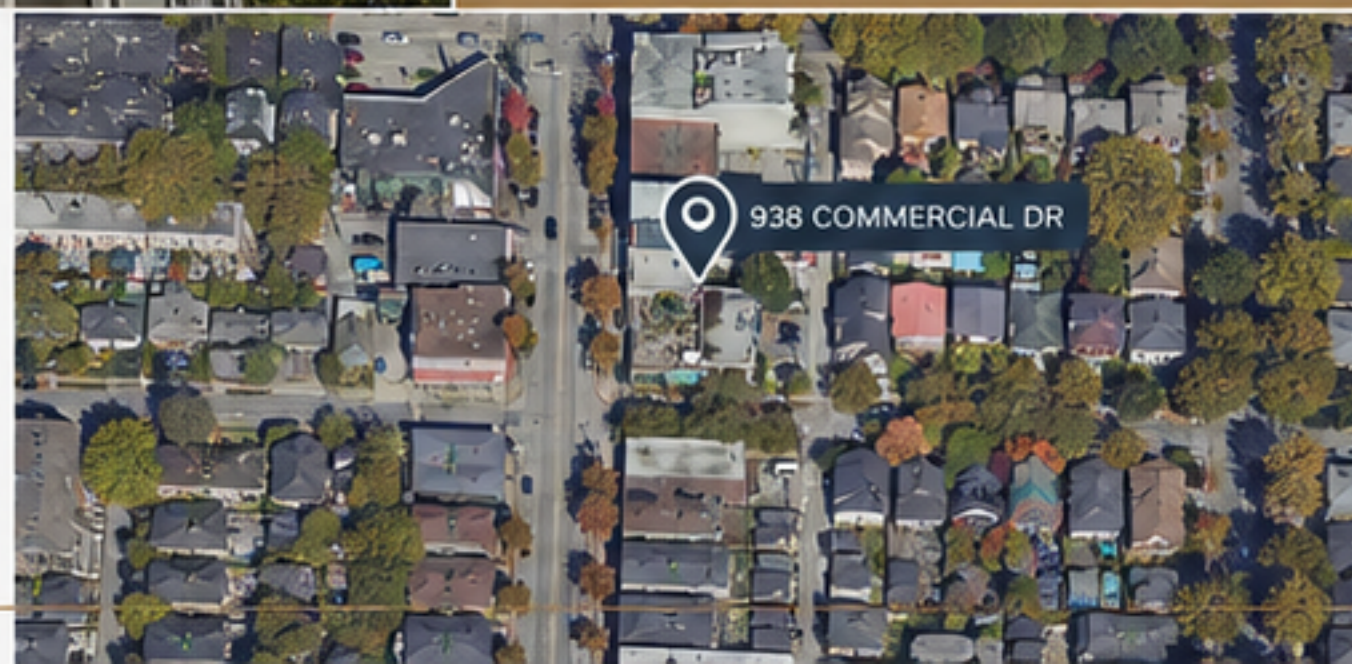
938 Commercial Drive is a modern, boutique mixed-use building located right in the heart of one of Vancouver's most vibrant and culturally active shopping streets — Commercial Drive.

For Sale
\$7,500,000



ALLEN KO
VP Commercial Real Estate

📍 777 Hornby St Suite 600,
Vancouver, BC V6Z 1S4
📞 778.997.8388
✉️ allenko@gmail.com
🌐 www.renanza.com



The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. This document is subject to change and is not intended to solicit properties already listed for sale.
E.&O.E.



938 COMMERCIAL DRIVE, VANCOUVER, BC

A premier newly built mixed-use asset offering stable cash flow and long-term upside in one of Vancouver's most dynamic commercial corridors.

PROPERTY OVERVIEW

Address:	938 Commercial Drive, Vancouver, BC
Legal Address:	928 Commercial Drive
PID:	030-080-720
Asking Price:	\$7,500,000
Building Area:	12,830 SF
Site Area:	3,432 SF
Storeys:	5
Residential Units:	10
Retail Units:	1
Retail Area:	937 SF
Parking:	3 Secured Spaces
Year Built:	2024
Zoning:	C-2C1 (Commercial)



INVESTMENT HIGHLIGHTS

- ✓ Modern mixed-use investment property
- ✓ 10 rental apartments with quality finishes
- ✓ Ground-floor retail storefront
- ✓ Private balconies and outdoor space
- ✓ Contemporary interiors throughout
- ✓ Prime Commercial Drive location



STABLE INCOME

Diversified income stream from strong rental demand.



LONG-TERM UPSIDE

Ideally positioned in a high-growth, high-traffic urban corridor.



The information contained herein has been obtained from sources deemed reliable and is believed to be accurate; however, it is not guaranteed and should be independently verified by prospective purchasers.