



CUSHMAN &  
WAKEFIELD



FOR SALE

2459

YUKON STREET | VANCOUVER, BC



## OPPORTUNITY

Cushman & Wakefield is pleased to present 2459 Yukon Street ("the Property"), situated on the southwest corner of Yukon Street and 8th Avenue, the unit is part of the mixed use X Lofts which neighbors the Rise, a seven story, 200,000 sf shopping centre which provides a hub of retail amenities and is situated in immediate proximity to Skytrain stations and transit routes at Cambie.

The unit is zoned for a variety of commercial uses, including retail, office, or wellness services. The current layout is built out for a medical practice. Offering excellent visibility and access, this unit is perfect for businesses looking to establish or expand their presence in one of Vancouver's most vibrant neighborhoods.

## SALIENT DETAILS

### Civic Address:

2459 Yukon Street | Vancouver, BC

### PID:

024-518-212

### Legal Description:

STRATA LOT 12 DISTRICT LOT 302 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3900 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

### Site Area:

1,000 SF

\* To be verified by purchaser if deemed important

### Zoning:

C-3A - Commercial

### 2024 Property Taxes:

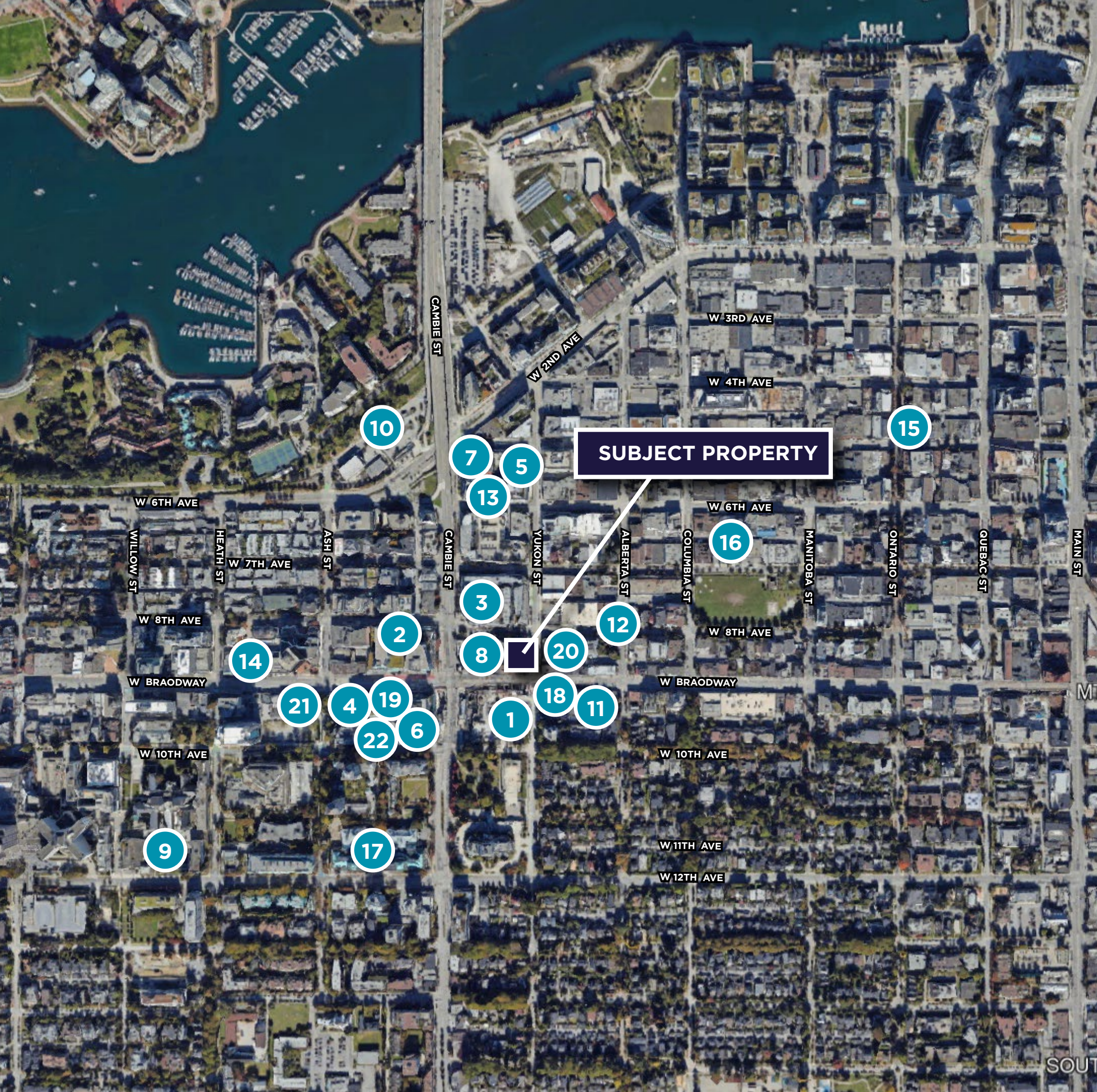
\$5,265.00

### Asking Price:

\$1,650,000







**SUBJECT PROPERTY**

## NEARBY AMENITIES

- |                                       |   |
|---------------------------------------|---|
| 1 Broadway City Hall SkyTrain Station | 12 Sofa So Good                         |
| 2 Whole Foods Market                  | 13 Altea Active Vancouver               |
| 3 Save On Foods                       | 14 Michael's                            |
| 4 London Drugs                        | 15 Purebread Bakery & Coffee            |
| 5 Canadian Tire                       | 16 Emelle's Catering & Westside Kitchen |
| 6 Starbucks                           | 17 Fitness World                        |
| 7 Best Buy                            | 18 The Greek                            |
| 8 Winners & HomeSense                 | 19 Yolks                                |
| 9 Vancouver General Hospital          | 20 La Taqueria                          |
| 10 Olympic Villafe SkyTrain Station   | 21 Broadway Spa                         |
| 11 NOFRILLS                           | 22 Forme Hair Salon & Head Spa          |

## THE LOCATION



TRANSIT SCORE

**86**

EXCELLENT TRANSIT



BIKE SCORE

**86**

VEWRY BIKEABLE



WALK SCORE

**100**

WALKER'S PARADISE

## THE NEIGHBOURHOOD

The property is easily accessible from major roads and highways, making it convenient for clients and employees. Its proximity to the Broadway-City Hall SkyTrain station ensures excellent connectivity to other parts of Vancouver. The neighborhood offers a mix of residential and commercial properties as well as, popular dining spots, retail stores, and wellness centers providing convenience for both employees and customers.





## CONTACT

CODY BUCHAMER  
Personal Real Estate Corporation  
Associate Vice President  
+1 604 608 5999  
cody.buchamer@cushwake.com

MATTHEW MACLEAN  
Personal Real Estate Corporation  
Executive Vice President  
+1 604 640 5855  
matthew.maclean@cushwake.com

700 W Georgia Street, Suite 1200, Vancouver, BC V7Y 1A1 Canada | [cushmanwakefield.com](http://cushmanwakefield.com)

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

