



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:

968 SF
* To be verified by purchaser if deemed important

Zoning:

C-3A - Commercial

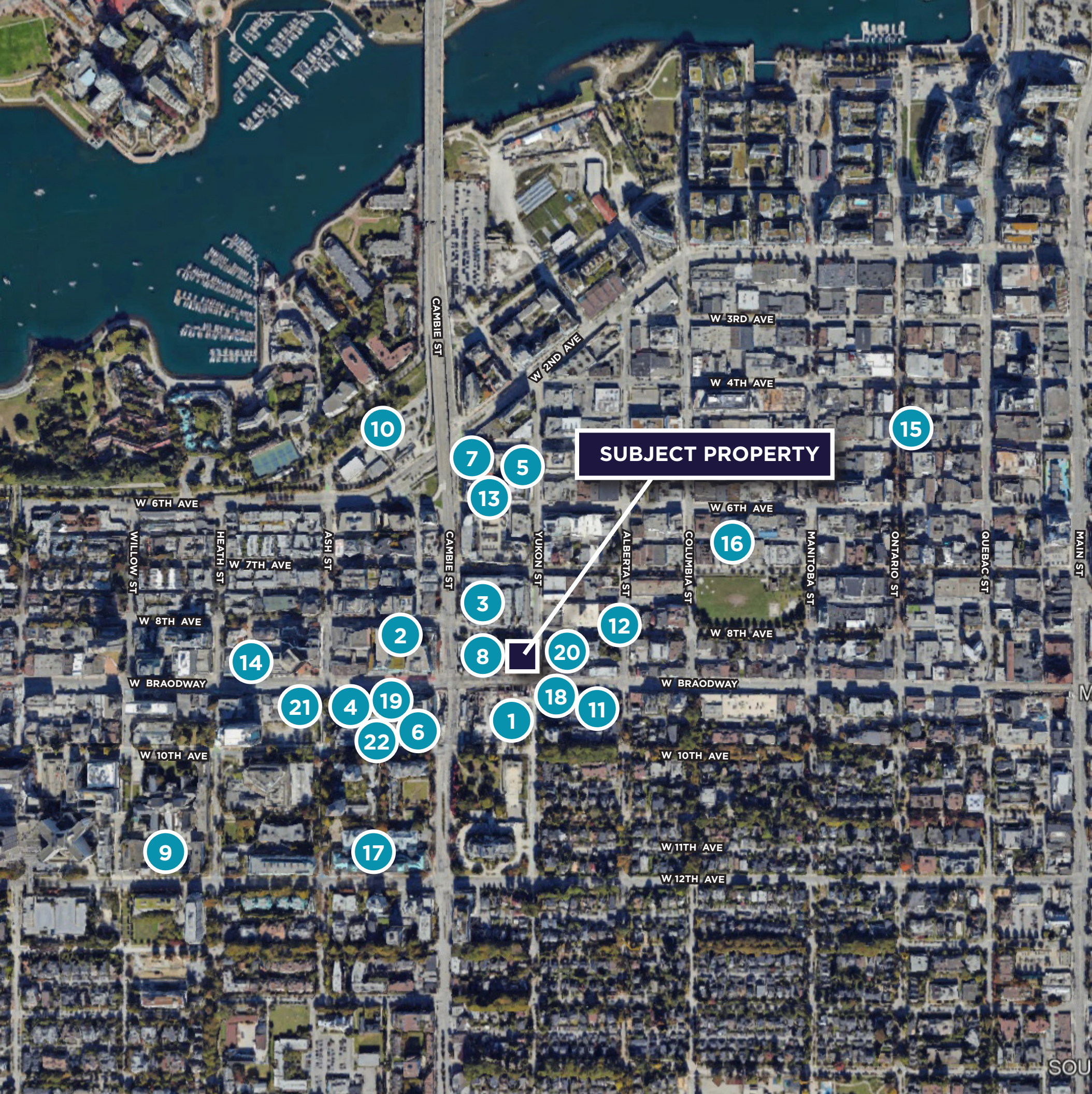
2025 Property Taxes:

\$18,159.90

Asking Price:

\$1,450,000





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

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

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