

\$3,900,000 - 3606 Nanaimo Street, Vancouver

MLS® #R3036208

\$3,900,000

4 Bedroom, 6.00 Bathroom, 4,290 sqft

Single Family on 0.19 Acres

N/A, Vancouver, British Columbia

3606 Nanaimo Street - Rare revenue property on a 68.6' x 122' C-1 zoned corner lot. Main floor operates as a daycare; upper level offers multi-room rentals for steady income. Bonus triple garage with lane access, leased separately. Excellent holding property with strong cash flow and exceptional redevelopment potential for higher-density rental or strata under C-1 zoning. Prime corner location with great visibility, parking, and access to transit and amenities. (id:6289)

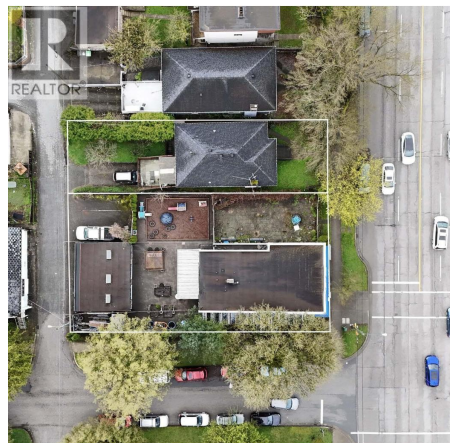
Built in 1930

Essential Information

Listing #	R3036208
Price	\$3,900,000
Bedrooms	4
Bathrooms	6.00
Square Footage	4,290
Acres	0.19
Year Built	1930
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	3606 Nanaimo Street
Subdivision	N/A
City	Vancouver
Province	British Columbia



WELCOME TO THE NEIGHBORHOOD

With Close Proximity to transit, schools, grocery stores, and some great Vancouver history, the neighborhood surrounding Trout Lake offers a perfect blend of urban convenience and natural beauty. Residents and visitors alike can enjoy leisurely strolls around the lake, take part in community events at the local park, or explore the rich history that the area has to offer. The nearby cultural centers and historical landmarks provide a glimpse into the past, making it an ideal location for families, historians, and nature enthusiasts. Whether you're looking for a vibrant community or a peaceful retreat within the city, this neighborhood truly has something for everyone.

Trout Lake was a natural peat bog lake fed by many streams and home to abundant trout, salmon and beaver. In the pre-contact era, Aboriginal trails passed alongside. From the 1860s until the city built its Capilano water system in the 1880s, the lake provided water, via a flume, for the boilers at Hastings Mill on Burrard Inlet and was a popular skating rink during cold winters. The lake and surrounding land were donated to the park board in the 1920s by Algen Henry Hamber on the condition that it be named for her father, John Hamber, one of the industrialists who had owned the Hastings Mill.

POTENTIAL FOR FUTURE LAND ASSEMBLY

PROJECT
Nanaimo Municipality Vancouver
CIVIC ADDRESS
3606 | 3630 Nanaimo Street,
Vancouver, BC, V5N 5H1
MUNICIPALITY
Vancouver East Side
ZONING
Infill



Postal Code V5N5H1

Amenities

Amenities Playground, Recreation, Shopping
Features Central location, Private setting
Parking Spaces 3
Parking Other

Interior

Appliances All
Heating Natural gas Baseboard heaters
Basement Unknown

Listing Details

Listing Office Engel & Volkers Vancouver



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