

# FOR LEASE

## PRIME RETAIL SPACE

2121 Granville Street, Vancouver, BC



### Opportunity Highlights

- » Located in the busy district of South Granville, between 5th and 6th Avenue on the west side of Granville
- » 3,599 sq. ft. of ground floor area
- » C-3A Zoning
- » 12' ceiling heights
- » Air conditioning



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**Macdonald**  
**COMMERCIAL**

**CERFAC**  
International





## Property Location

Located in the busy district of South Granville, between 5th and 6th Avenue on the west side of Granville.



## Property Information

Rentable Area	3,599 square feet
Zoning	C-3A permits a wide variety of retail and commercial uses.
Frontage	27' feet
Ceiling Height	12' feet
Electrical	400 amp, 225 volt power
Air Conditioning	Yes
Washrooms	2 in place
Parking	None
Asking Rate	\$25.00 P.S.F.
Operating Costs & Taxes (2019)	\$12.75 P.S.F. (est.)
Availability	Immediately

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**98 WALK SCORE**  
Walker's Paradise  
Daily errands do not  
require a car.



**82 TRANSIT SCORE**  
Excellent Transit  
Transit is convenient for most  
trips.

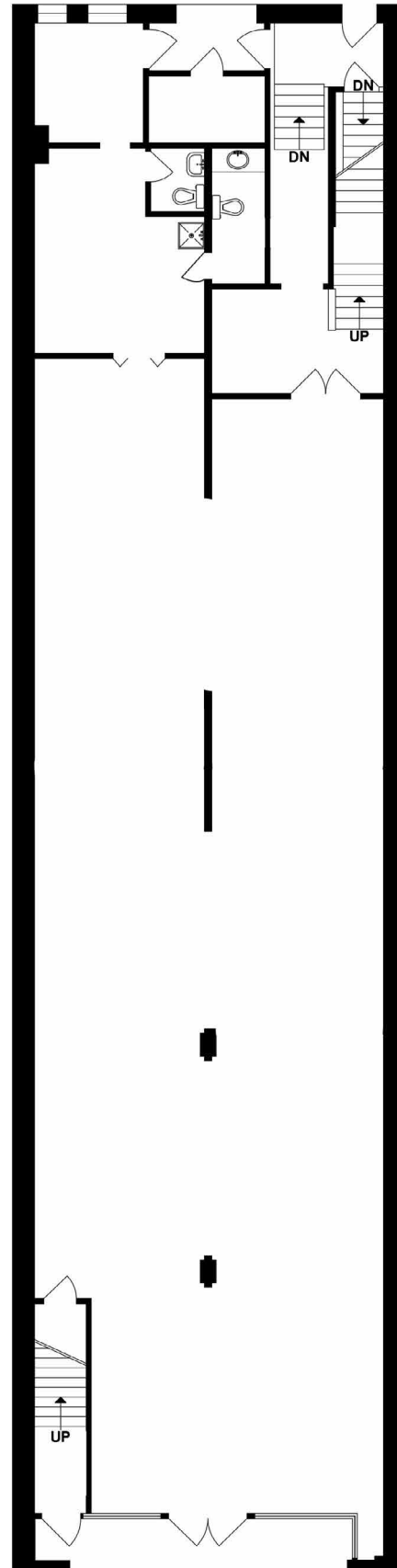


**88 BIKE SCORE**  
Very Bikeable

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.

**Floor Plan**

**2121 Granville Street  
Main Floor**



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