FOR LEASE | RETAIL

THE ARMOURY DISTRICT

1767 WEST 3RD AVENUE
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Prime Retail Space in the Armoury District

Location

The property is located in the Armoury District – the area is with the Granville and Burrard Street districts. This area is populated by many high end service and retail businesses, including Ferrari, Lamborghini, Audi, Jaguar, Land Rover, Weissach Porche dealerships, architects, design studios, and Living Space, Broughham Interiors, Creative Home Furnishings, Bradford Hardware, East Indian Carpets, Ann Sacks, Prado Cafe, Bel Air Cafe, Lumiosa Lighting, Banner Carpets are located close by.

Highlights

- Conveniently located in the Armoury District
- Building approved and currently licensed as Auto Dealership
- Prime location at West 3rd and Burrard Street
- Minutes away from Downtown Vancouver
- In close proximity to many high end retail and service businesses
- Located close to Granville Island

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Property Features
This property is situated in The Armoury District, home to many high end retail and service businesses. Located in Kitsilano, The Armoury District's close proximity to Granville Island, Downtown Vancouver and False Creek make it an ideal location.

Features
- Fully air conditioned
- Tile floors
- Clear span building with high ceilings
- Floor to ceiling glass storefront
- Two offices/meeting rooms

Zoning
C-3A - Commercial District, allowing for a wide variety of retail uses.

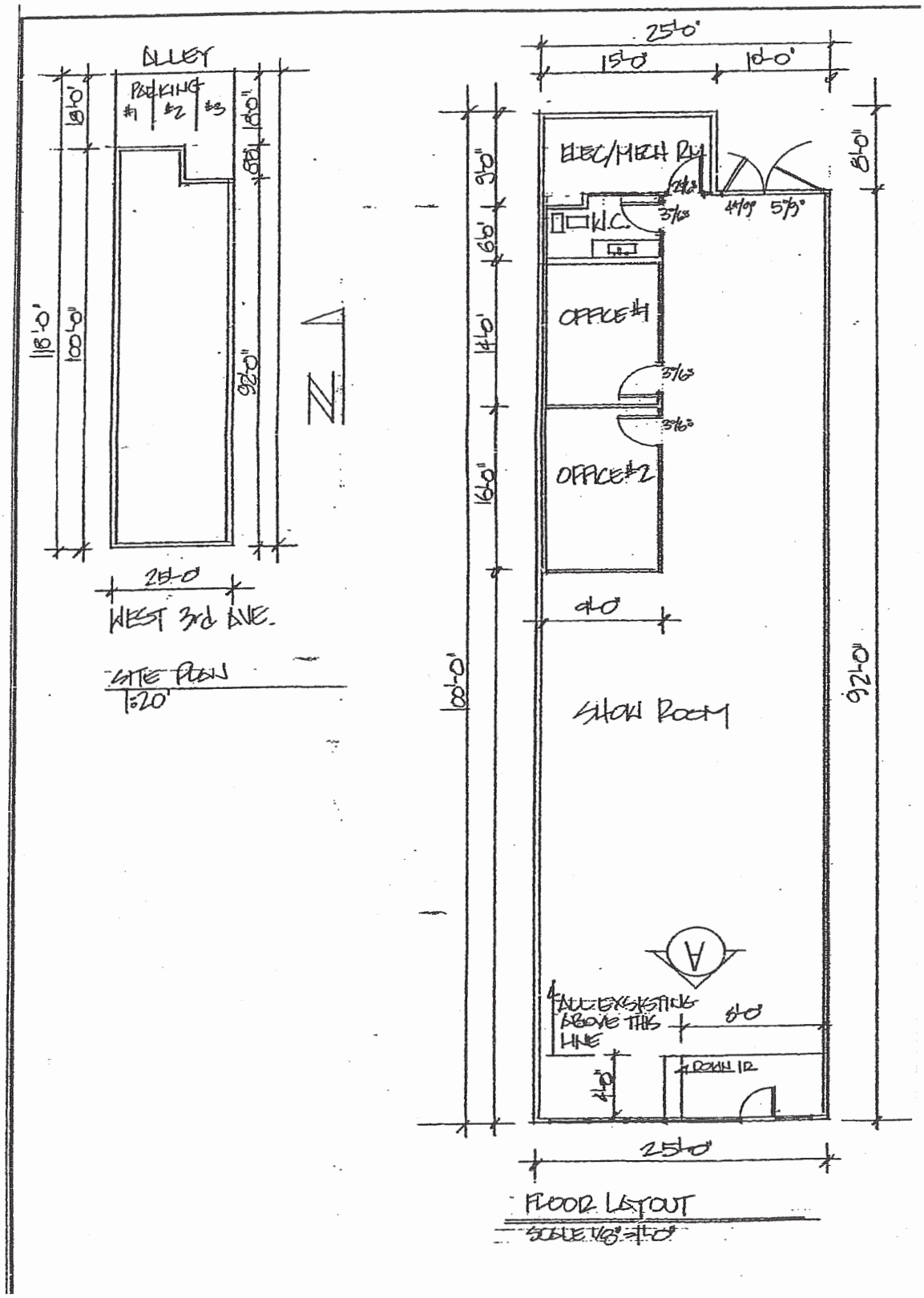
Available Space
2,420 SF

Rental Rate
$45.00 PSF

Taxes & Operating Costs (2013)
$12.82 PSF

Availability
Immediate

Site Plan


ALLEY
PARKING
#1
#2
#3
18'-0"
118'-0"
100'-0"
92'-0"
25'-0"
WEST 3rd AVE.
SITE PLAN
1:20'
25'-0"
15'-0"
10'-0"
ELEC/MECH RM
W.C.
OFFICE #1
OFFICE #2
SHOW ROOM
ALL EXISTING ABOVE THIS LINE
ROLL UP
FLOOR LAYOUT

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AMES TILE & STONE

ANN SACKS

CREATIVE HOME furnishings

East India Carpets

Ferrari

MASERATI

LIVINGSPACE

Reckless BIKE STORES

Rëdl KITCHEN STUDIO INC

Bel Café

stone tile

LAMBORGHINI

AURELIA

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brougham interiors

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