

FOR LEASE | RETAIL
3673 WEST BROADWAY
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **1,200 SF Retail Space Along Major Bus Line**
- ▶ **High Visibility Location**

Location

The subject property is located on the north side of West Broadway, between Alma and Dunbar Street. It's on the border of the Kitsilano and Point Grey neighbourhoods, with a major transit corner adjacent to it. Many UBC students and faculty members pass by this location on a daily basis.

Scott Primrose
Partner
D 604.895.2229 C 604.729.9667
scott.primrose@lee-associates.com

Highlights

- ▶ High profile Kitsilano location
- ▶ Minutes from Downtown Vancouver
- ▶ Close to many amenities
- ▶ High volume of foot traffic
- ▶ Many students in the area
- ▶ Newly renovated
- ▶ Handicap bathroom

FOR LEASE | RETAIL
3673 WEST BROADWAY
VANCOUVER, BC

Zoning

C-2 (Commercial District)

Lease Rate

\$30.00 PSF triple net

Building Area

1,200 SF

Additional Rent (Estimate)

\$18.65 PSF (includes taxes and insurance)

Parking

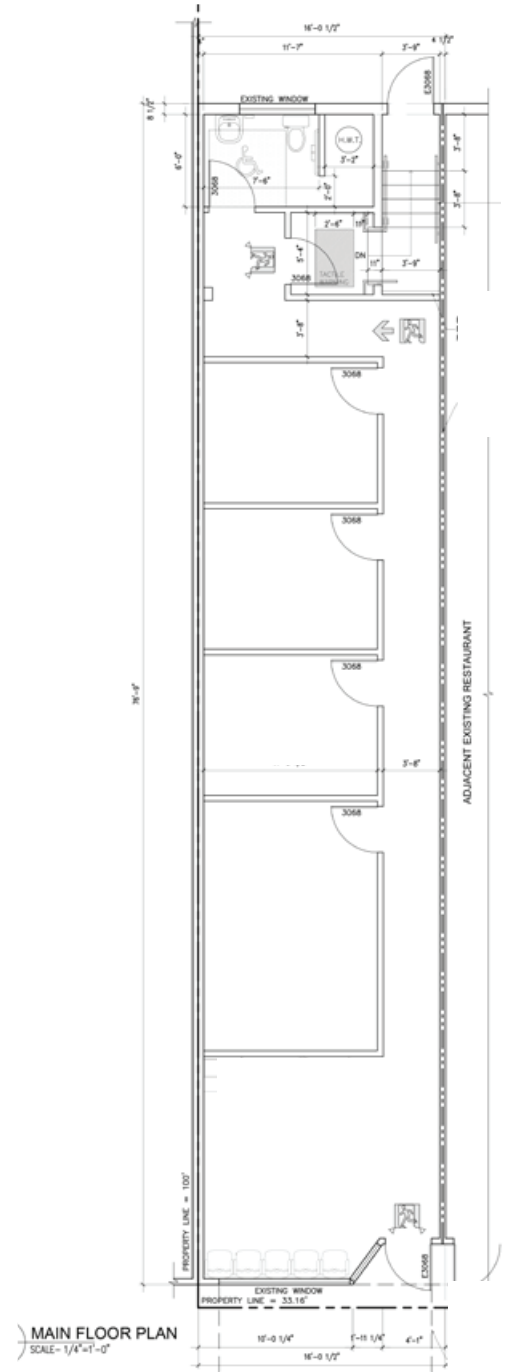
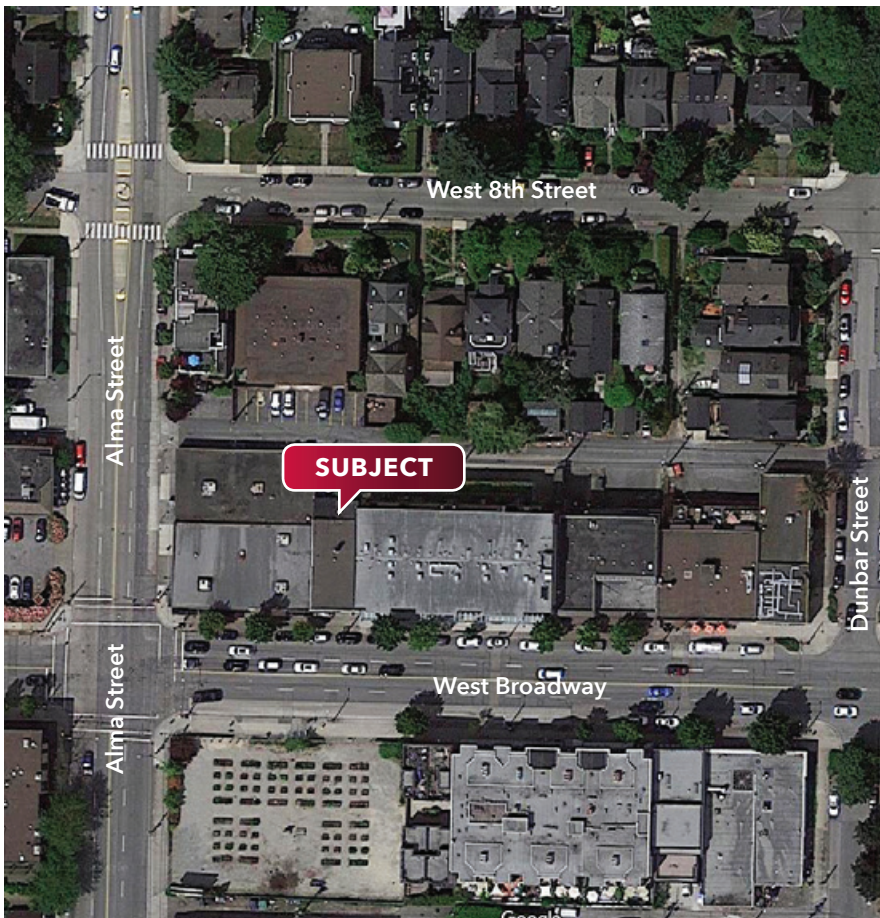
2 spaces

Building Description

The building consists of a newly improved single storey frame building containing approximately 1,200 SF of school, retail space including two washrooms. The premise has been used as a retail store and an office.

Availability

February 1, 2020



Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. 0202 © 2021 Lee & Associates Commercial Real Estate (BC) Ltd. All Rights Reserved.