WILLIAM | WRIGHT

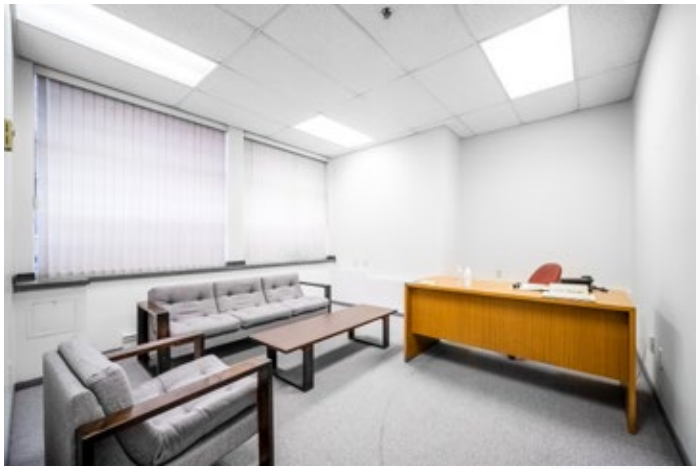
Commercial Real Estate Services

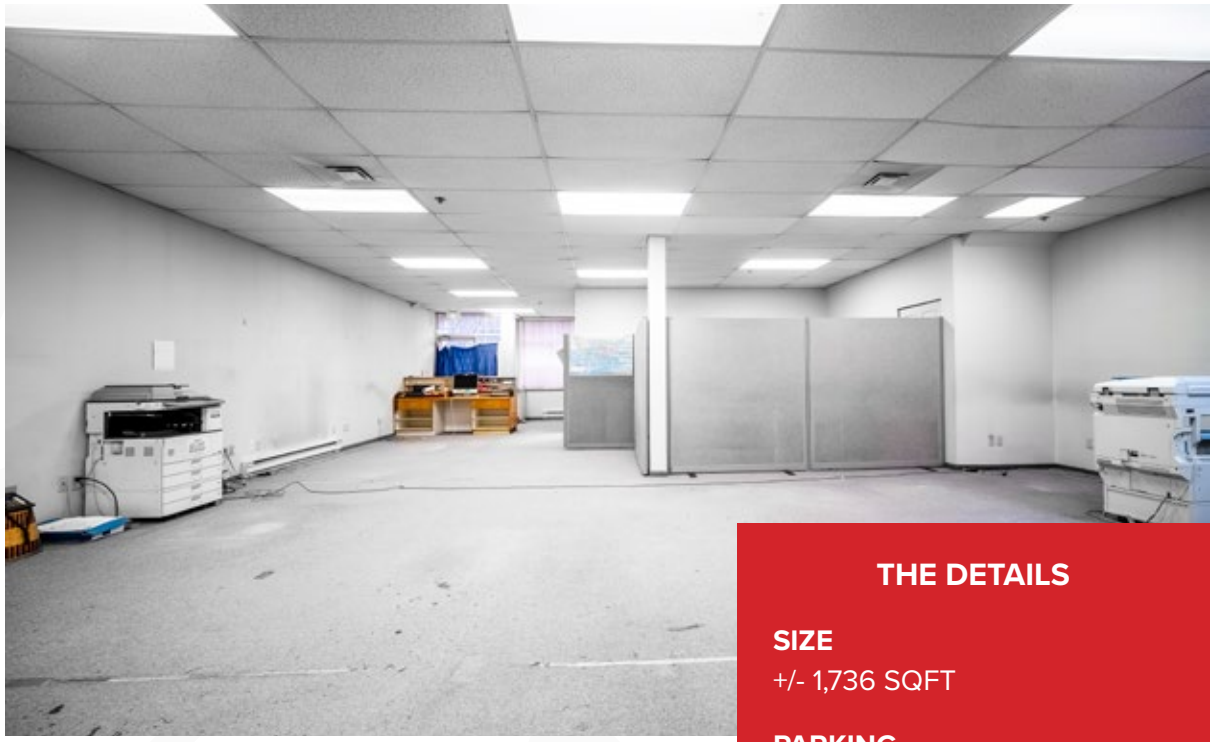
3735 RENFREW STREET
EAST VANCOUVER, B.C
FOR LEASE

- **PRIME LOCATION**
- **LONG TERM LEASE OPTIONS AVAILABLE**
- **EASILY ACCESSABLE**
- **GREAT EXPOSURE ONTO RENFREW ST**

FOR MORE INFORMATION CONTACT

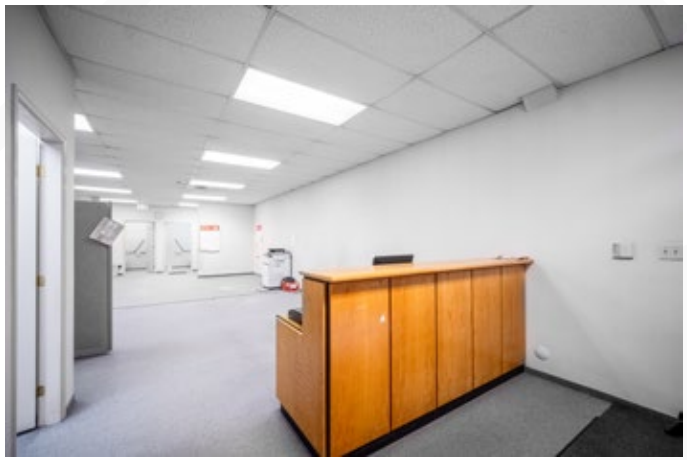
NATHAN ARMOUR / nathan@wiliamwright.ca
STATHIS SAVVIS / savvi@williamwright.ca
604.545.0636





OVERVIEW

William Wright is proud to present 1,736 SQFT of retail fronting onto Renfrew Street. Located in between Kingsway and Grandview Highway this central location allows for easy access from different municipalities. The previous tenant used the unit as a headquarters for their business, currently built out with one office, an open work area, kitchenette, and two restrooms. A 10-minute walk from the Renfrew Millennium Line Skytrain station, and a total of four dedicated parking stalls at the rear of the property with free parking street on Renfrew Street as well. C-1 zoning allows for a variety of different businesses to operate, earliest possession date is April 1, 2021.



THE DETAILS

SIZE
+/- 1,736 SQFT

PARKING
4 stalls

ZONING
C-1

BASIC RENT
$25.00/FT

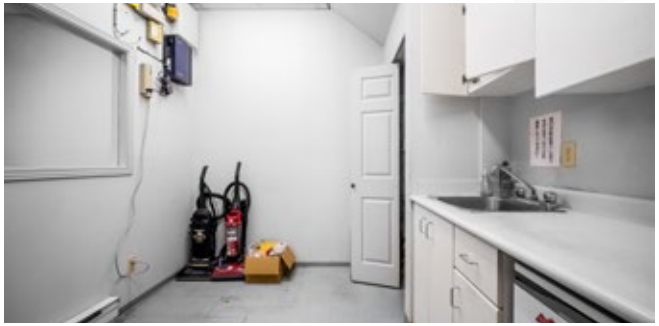
ADDITIONAL RENT
$3.68/FT

MONTHLY RENT
$4,149.04/month

EARLIEST POSSESSION DATE
April 1, 2021

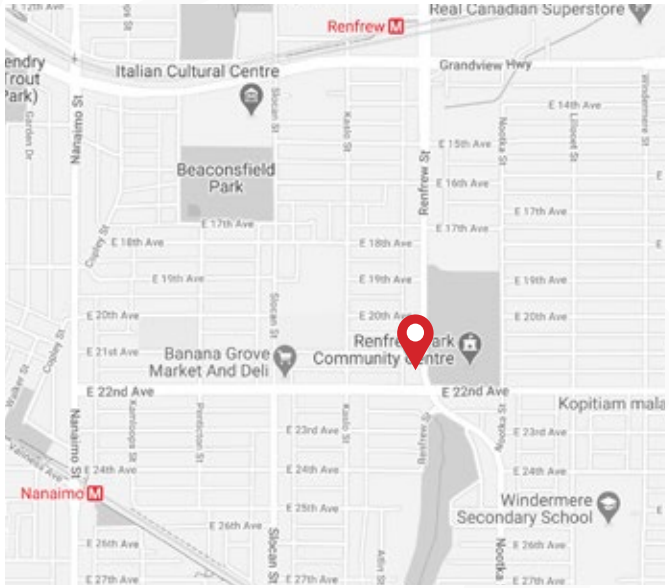
LOCATION

Renfrew Heights is a pleasant, middle class community of primarily residential homes on Vancouver's east side and conveniently located near the Burnaby border. With the construction of two SkyTrain rapid transit lines through the neighbourhood since the 1980s, families from a wide variety of ethnic backgrounds moved to Renfrew Heights for its more afforable homes, townhouses and condos. Sunny Hill Health Centre on Slocan, as part of BC Children's Hospital, provides specialized development and rehabilitation services for children, youth and their families.



TRANSIT DETAILS

Offering a unique option for transit users in Renfrew Heights is super easy access to the 29th Avenue SkyTrain Station at grade level, located on a historical right-of-way once used by the old British Columbia Electric Railway. Other transit options include Translink Bus Service along 29th Avenue to the south. The Grandview Highway quickly connects vehicles to Highway 1 with convenient access to Burnaby, Coquitlam and Surrey.



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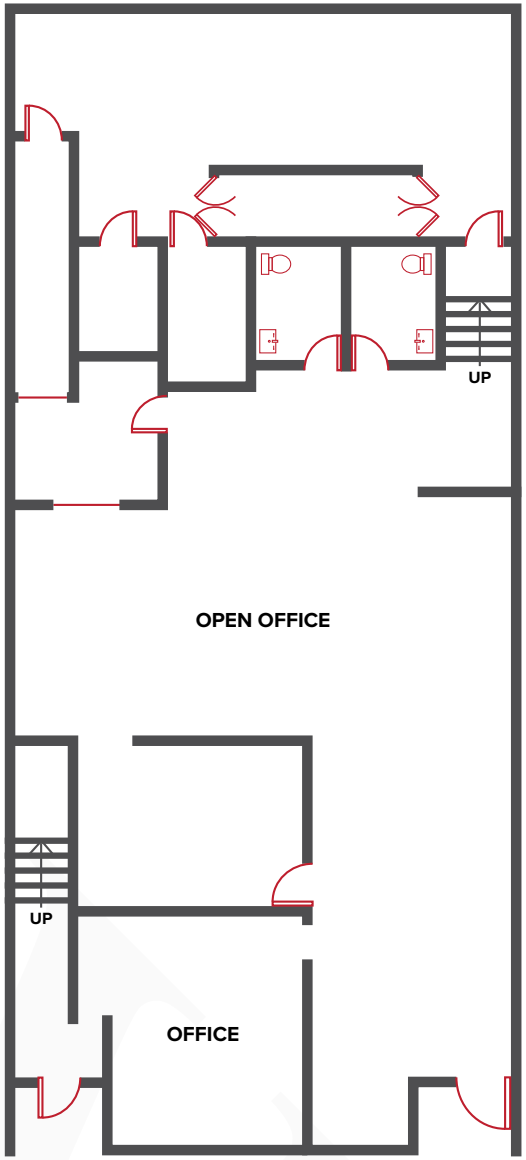

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William Wright Commercial Real Estate Services Inc.
#350-522 Seventh Street, New Westminster
T 604.545.0636 | F 604.545.0637
williamwright.ca

W | W

williamwright.ca

Vancouver Office
430-605 Robson Street
Vancouver, BC
604.428.5255

New Westminster Office
350-522 7th Street
New Westminster, BC
604.545.0636

Fraser Valley Office
210-8029 199th Street
Langley, BC
604.546.5555

Victoria Office
403-535 Yates Street
Victoria, BC
250.590.5797

Kelowna Office
535-460 Doyle Avenue
Kelowna, BC
236.420.3558

Property Management Office
200-808 W Hastings Street
Vancouver, BC
604.330.8295