

FOR LEASE | SHOWROOM/OFFICE/WHOLESALE
1533-1539 WEST 7TH AVENUE
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **3,672 SF Air Conditioned Showroom/Warehouse**
- ▶ **South Granville District**

Location

The subject property is located one half block west of Granville street across from the Seymour Medical Clinic in the prestigious South Granville District.

Highlights

- ▶ Convenient location
- ▶ Grade loading doors
- ▶ Potential to expand warehouse space in the future

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Building Description

This subject is a concrete block building built in 1969. The lot has a severe slope which allows for grade access to the 2,072 SF of offices across the front and grade access to the warehouse across the back. Ceiling heights are 17'4" in the warehouse and 8' in the office. The office is fully air conditioned.

Legal Description

Lot 19, Block 290, D.L. 526, Plan 590

Available Space

Office/Showroom	2,072 SF
Warehouse	1,600 SF
Total	3,672 SF

Zoning

C3A

Lease Rate

\$25.00 PSF or \$7,650 per month basic rent

Additional Rent

\$15.00 PSF or \$4,591 per month

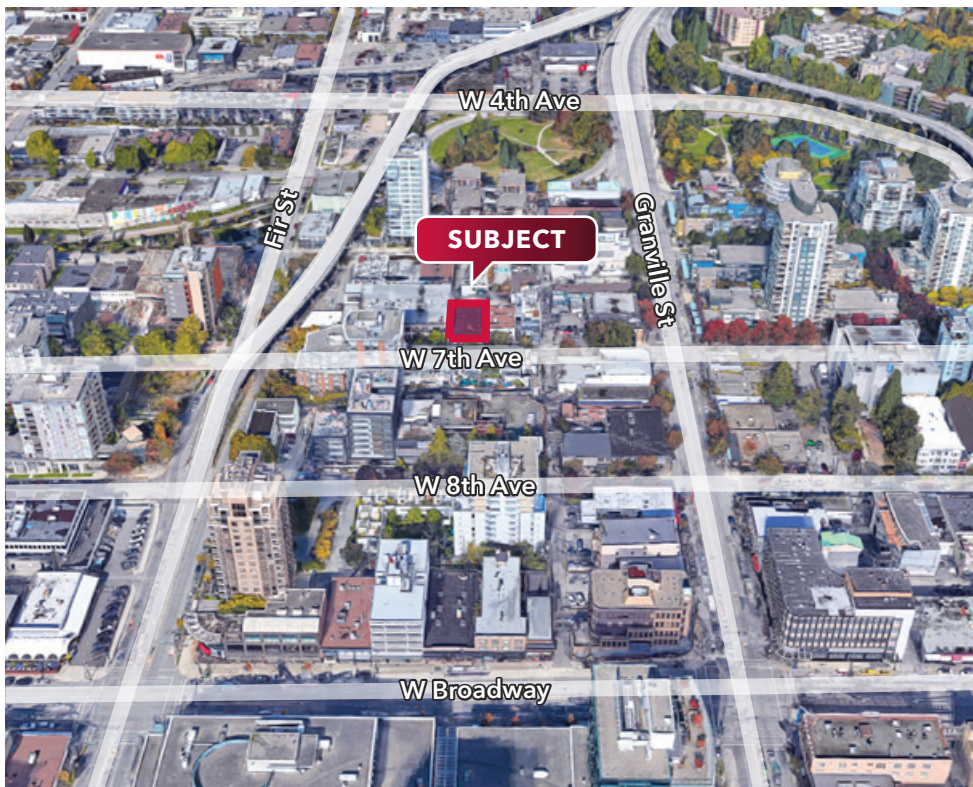
(2020 estimate for property taxes, insurance, gas, and hydro)

Lease Term

3 to 5 Years

Availability

Immediate



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