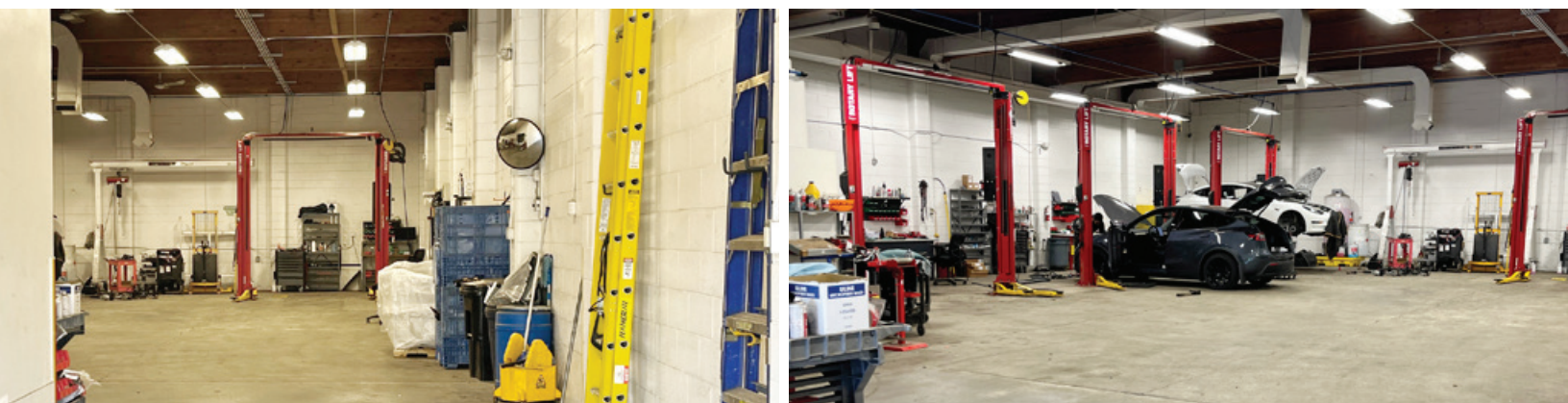


FOR LEASE | COMMERCIAL
1648 WEST 6TH AVENUE
VANCOUVER, BC



► 6,000 SF Automotive Service Centre

The Opportunity

The property is situated mid-block between Fir Street and Pine Street on the south side of West 6th Avenue. This location offers direct access to Downtown Vancouver, the Broadway Corridor, transit, bike paths, major arterials and future Broadway SkyTrain Station.

The opportunity is a two-storey building with 4,750 SF of open floor space on the ground floor and 1,250 SF of mezzanine formerly leased to Tesla for car repair and maintenance. The interior building is vehicle accessible with upwards of four parking stalls immediately in front in addition to abundant street parking. Improvements include a street-level garage door, washrooms, and mezzanine office.

Neil S McAllister

Personal Real Estate Corporation

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The Location

This is a dense commercial/residential neighbourhood with a daytime population of over 37,000 people living and working within a 1-kilometre radius of the site. There are traffic flows of between 27,000 and 45,000 vehicles per day along Burrard Street, West 4th Avenue, West 6th Avenue, and Granville Street. A strong business district has emerged in the area between Burrard Street and the Granville Street Bridge, attracting strong brands, luxury automobile dealerships, and designer shops.

Available Space

Main floor	4,750 SF
Mezzanine floor	1,250 SF
Total	6,000 SF

Use of Building/Premises

C-3A, motor vehicle repair shop

Lease Rate

Main floor: \$47.00 PSF
 Second floor: \$25.00 PSF

Taxes & Operating Costs

\$21.74 PSF (2025)

Total Gross Monthly Rent

\$32,078.33 plus GST

Availability

Immediate

