

FOR LEASE | RETAIL/OFFICE  
**1666 WEST 8TH AVENUE**  
VANCOUVER, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **1,450 SF Ground Floor Space**
- ▶ **Broadway Corridor Location**

### **The Opportunity**

The property is situated mid-block on the south side of West 8th Avenue with direct access to Downtown Vancouver, the Broadway Corridor, transit, bike paths, major arterials and the future Broadway SkyTrain Station.

The location opportunity is a ground floor space ideally suited for a repair/maintenance shop, salon, general office, or retail store. The building faces West 8th Avenue with dedicated parking accessed from the alley in addition to abundant street parking. Improvements include a reception area, workshop, open area, private washrooms, and storage.

#### **Neil S McAllister**

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**The Location**

The subject property is located in the Broadway Corridor/Kitsilano neighbourhood with convenient access to transit, bike paths, and major vehicle routes. The property is surrounded by several amenities including restaurants, shopping, and outdoor recreation.

**Zoning**

Zoned C-3A which makes it attractive to office, retail, home decor, repair shop, schools, and service-oriented uses such as wellness and fitness.

**Parking**

Reserved parking stalls at \$165.00 per stall plus taxes and abundant street parking.

**Lease Rate**

\$30.00 PSF

**Available Space**

1,450 SF

**Taxes & Operating Costs**

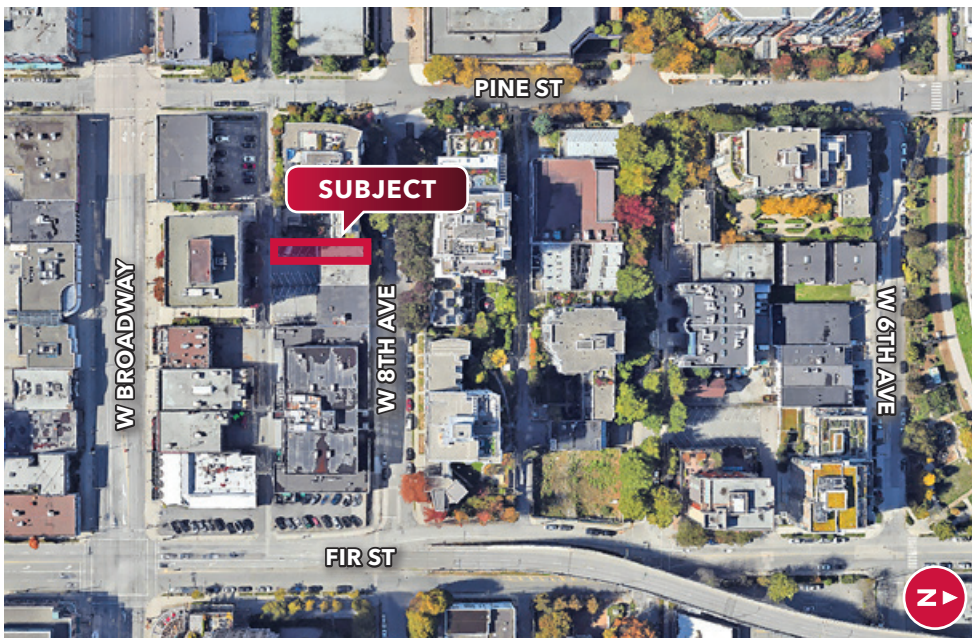
\$19.32 PSF (2024 estimate)

**Availability**

Immediate

**Total Gross Monthly Rent**

\$5,959.50 plus GST



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