

FOR LEASE | RETAIL
1068 GRANVILLE STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ Approximately 2,250 SF Freestanding Single-Tenant Building
- ▶ High Visibility Downtown Location
- ▶ Granville Shopping and Entertainment District

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



Location

The subject property is located in the Granville Mall on the south side of Granville between Nelson Street and Helmcken Street. This is a highly visible area with a great number of name brand retailers and entertainment venues. The tenant, Adrenalin (tattoo & piercing studio) moved to larger premises.

Building Description

This building is a concrete block structure, single storey with retail facade. Premises has been used as a mixed media store – hair cutting, piercing, tattoo, and jewellery studio.

Features

- ▶ Newly renovated in art deco style
- ▶ Curved glass windows
- ▶ Close to all amenities
- ▶ High volume of foot traffic
- ▶ Ample parking behind the building

Legal Description

Lot 14, Block 83, DL541, Plan VAP210

Zoning

Granville Street Plan

Available Area

2,250 SF (approximately)

Parking

Approximately 750 SF behind the building

Basic Lease Rate

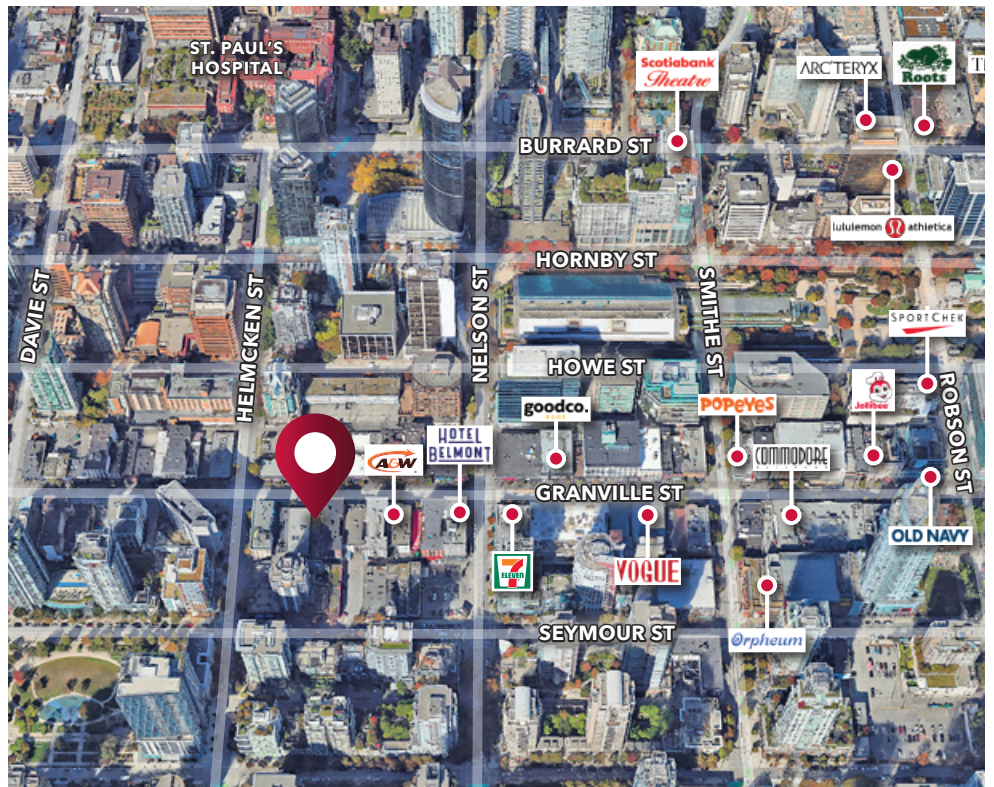
\$71.00 PSF or \$13,313 per month plus GST

Additional Rent

Property taxes	\$31,638
Building insurance	\$5,076
Parking	\$3,000
Total (annual)	\$39,714
Monthly	\$ 3,310

Availability

Immediate



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