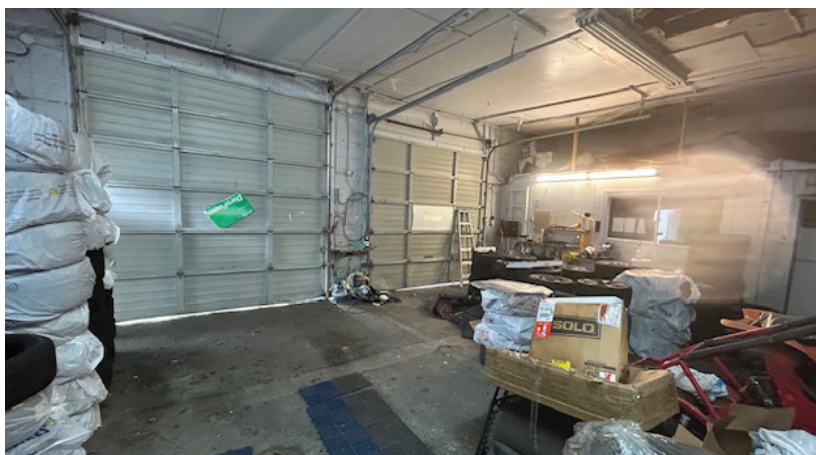


FOR LEASE | COMMERCIAL
855 KINGSWAY
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- **12,078 SF Lot**
- **Service Garage/Customer Service Centre**

Mitch Ellis

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Location

The property is located in Vancouver on the north side of Kingsway between Fraser Street and Nanaimo Street. There are a number of major development projects recently completed or underway near the property.

Features

- ▶ Service garage/wash area
- ▶ Reception office
- ▶ Paved lot
- ▶ 2 washrooms
- ▶ Excellent transit options
- ▶ Rapidly developing area

Demographics	1 km	3 km	5 km
Average Household Income	\$118,004	\$119,508	\$119,294
Population	25,705	190,701	512,066
Population Growth (2017-2022)	1.2%	2.1%	2.8%
Proj. Population Growth (2022-2027)	5.9%	8.9%	9.0%

Source: Environics Analytics 2020 Estimate

Lot Size

Approximately 99' x 122' or
 12,078 SF

Zoning

C-2 Commercial

Basic Lease Rate

\$5.00 PSF net

Additional Rent

\$6.50 PSF (2023 estimate)

Total Montly Rent

\$11,571.87

Availability

60 days notice



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