# FOR LEASE | RETAIL 1685 NANAIMO STREET VANCOUVER, BC









- ► Former Barbershop
- ► High Profile Retail Premises with Ample On-Site Parking
- ► Northwest Corner of Nanaimo Street & East 1st Avenue
- ▶ High Traffic Counts of 56,091 VPD on East 1st Avenue

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#### Location

These high profile premises are located in the Grandview-Woodland area in the City of Vancouver. More specifically, it is situated at the northwest corner of East 1st Avenue and Nanaimo Street. This location offers daily traffic counts of over 56,000 vehicles per day.

### **Zoning**

C-1 (Commercial) allowing for a wide range of commercial uses.

#### **Features**

- On-site parking
- Street parking
- ► High visibility
- ► Enhanced signage capability
- ► High traffic counts

#### **Available Area**

873 SF (approximate)

# **Asking Lease Rate**

\$23.00 PSF

## **Property Taxes (2024)**

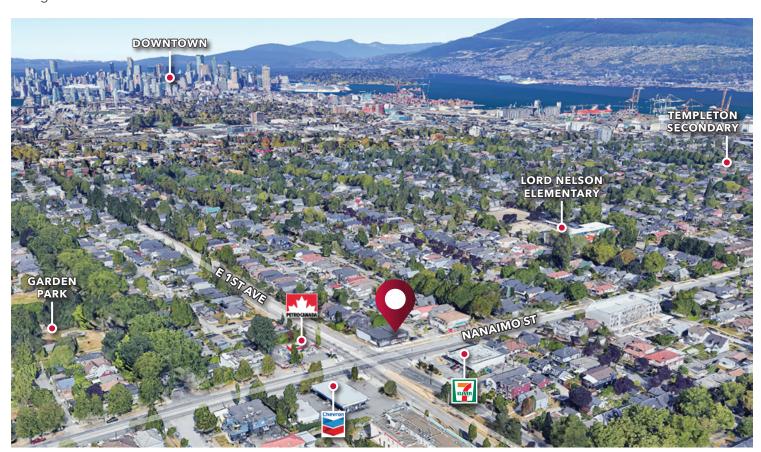
\$10.26 PSF

# **Operating Costs (2024)**

\$7.14 PSF

## **Availability**

Contact broker



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