

FOR LEASE | RETAIL
1685 NANAIMO STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **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**

Tony Capolongo
D 604.630.3378 C 604.290.5318
tony.capolongo@lee-associates.com

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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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