

FOR SALE | RETAIL STRATA

188 SMITHE STREET
VANCOUVER, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



James Bayley

Personal Real Estate Corporation
D 604.630.3385 C 604.719.4583
james.bayley@lee-associates.com

Arash Rezai

Personal Real Estate Corporation
D 604.630.3406 C 604.356.2356
arash.rezai@lee-associates.com

Don Mussenden

D 604.630.3373 C 604.724.0700
don.mussenden@lee-associates.com

FOR SALE

188 SMITHE STREET, VANCOUVER, BC

THE OPPORTUNITY

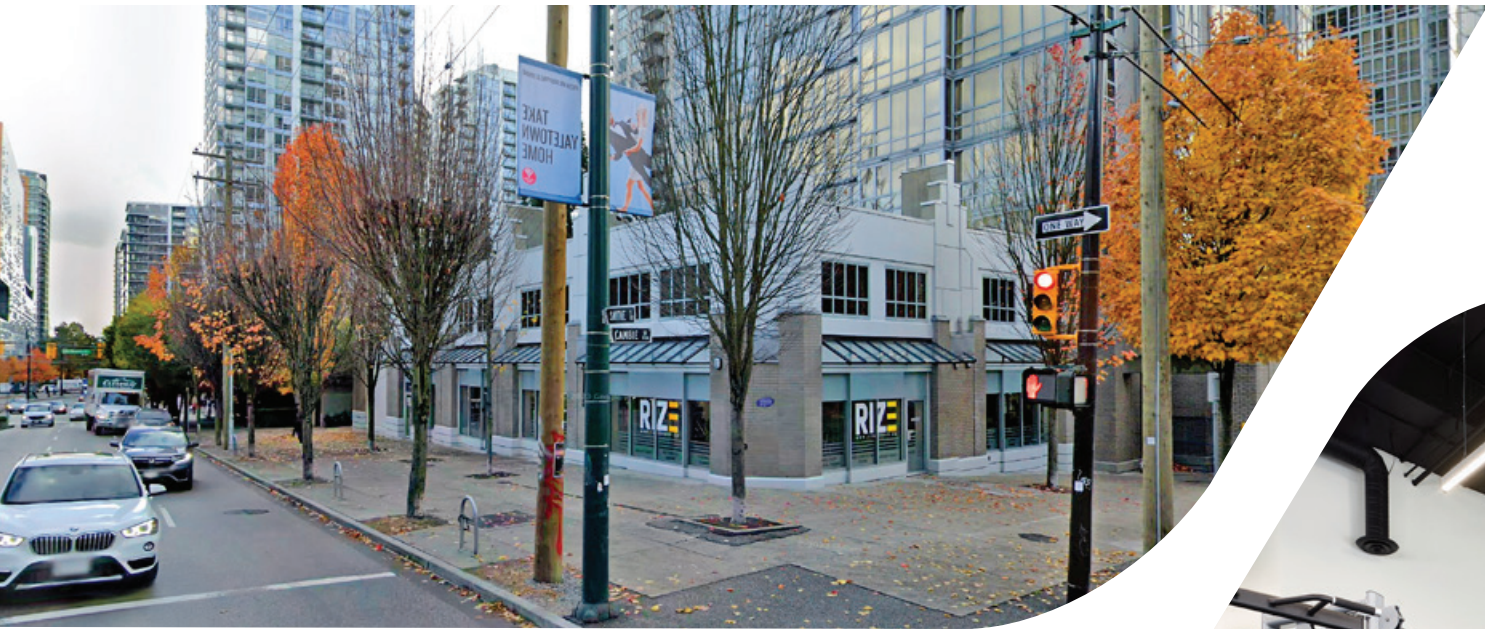
Lee & Associates Vancouver is proud to present the exclusive opportunity to acquire a fully leased, renovated strata retail property on a highly visible corner in one of the most popular neighborhoods in Vancouver. The property is a corner unit with high ceilings and currently used as a fitness facility.

SALIENT DETAILS

Civic Address	188 Smithe Street, Vancouver, BC, V6B 6A9		
Legal Description	SL 1-4 False Creek Strata Plan LMS1588		
Zoning	DD - Downtown District		
Area	Main floor	3,142 SF	
	Mezzanine	325 SF	
	Storage	314 SF	
	Total	3,781 SF	
Tenancy	Leased to Rize Fitness Inc. until October 31, 2026		
Assessed Value	\$4,545,400 (2025)		
Property Taxes	\$52,869.26 (2025)		
Asking Price	\$4,500,000		

INVESTMENT HIGHLIGHTS

- » Corner retail strata unit
- » +/-17 ft ceiling heights
- » Fully leased to Rize Fitness
- » Yaletown location

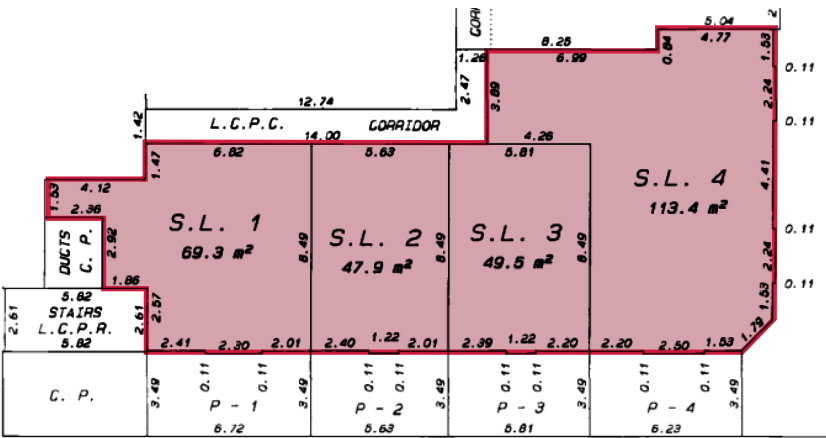


FOR SALE

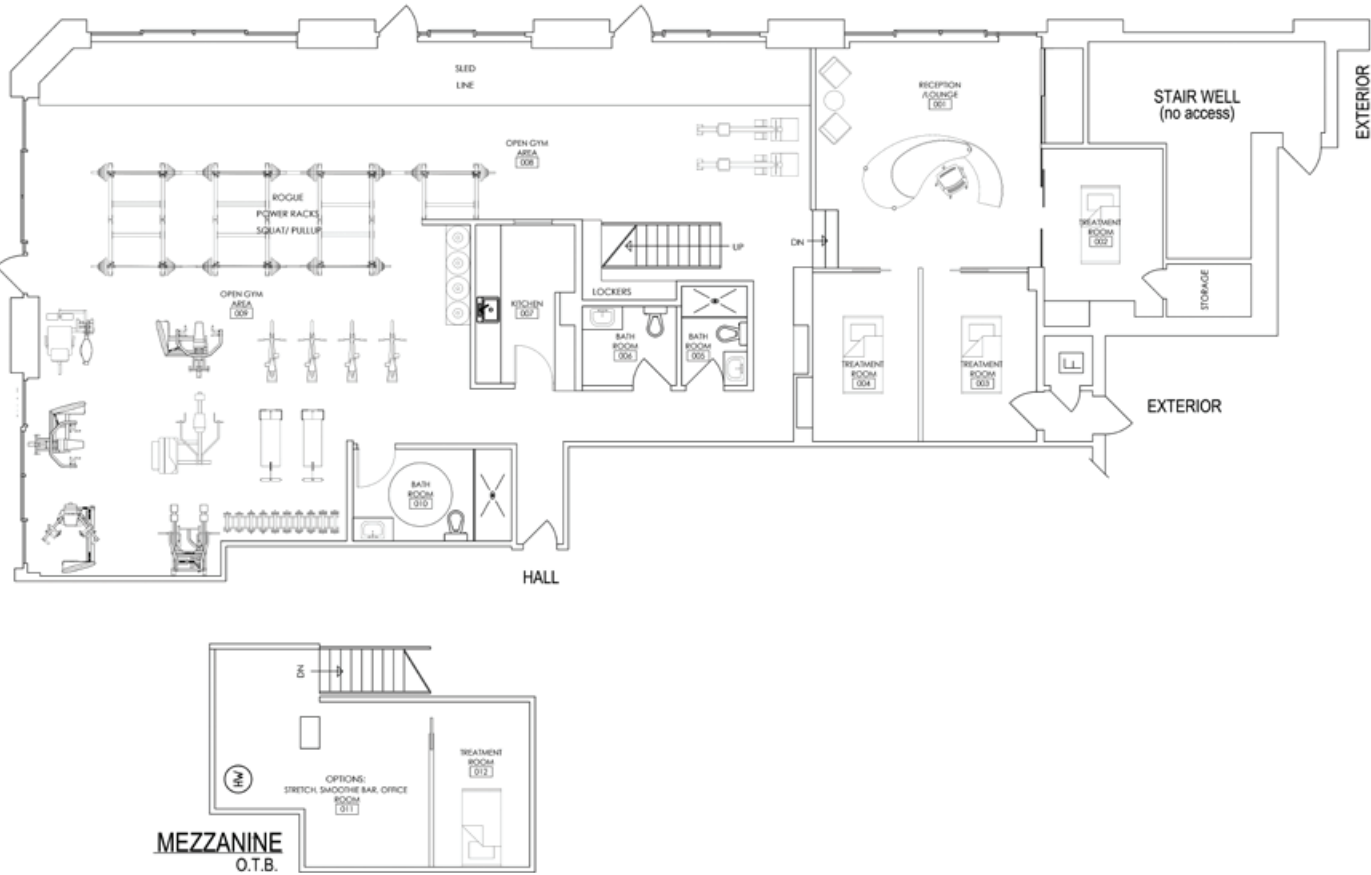
188 SMITHE STREET, VANCOUVER, BC



STRATA PLAN | S.L. 1-4



SPACE PLAN | AS-BUILT



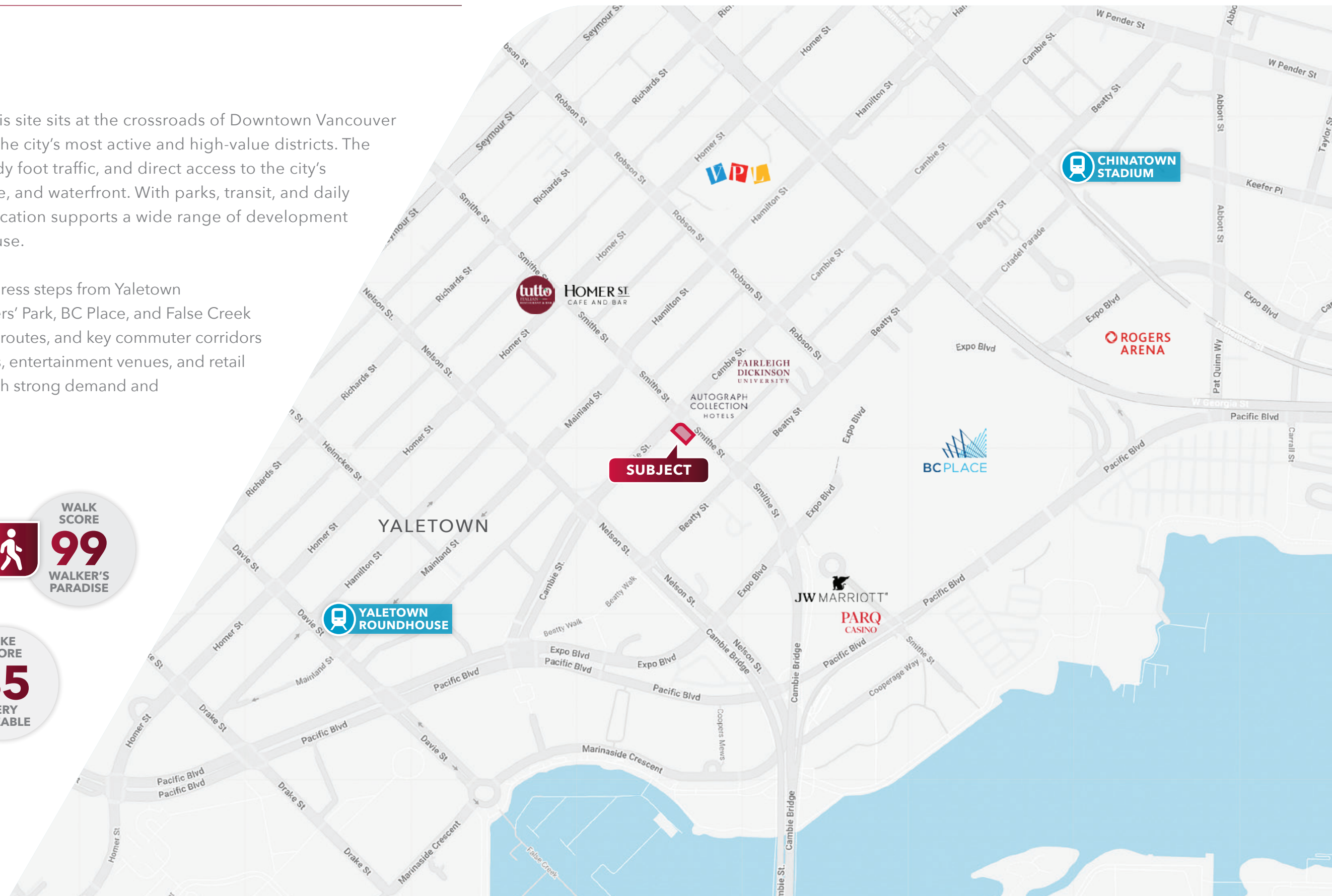
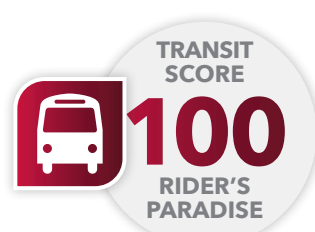
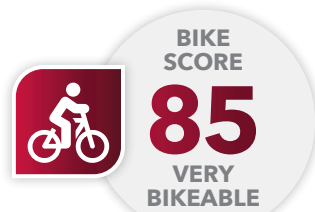
FOR SALE

188 SMITHE STREET, VANCOUVER, BC

LOCATION

Positioned at 188 Smithe Street, this site sits at the crossroads of Downtown Vancouver and Yaletown, placing it in one of the city's most active and high-value districts. The area offers strong walkability, steady foot traffic, and direct access to the city's business core, entertainment scene, and waterfront. With parks, transit, and daily amenities all within minutes, the location supports a wide range of development visions, from residential to mixed-use.

- » Prime Downtown Vancouver address steps from Yaletown
- » Short walk to the Seawall, Coopers' Park, BC Place, and False Creek
- » Easy access to rapid transit, bike routes, and key commuter corridors
- » Surrounded by restaurants, cafes, entertainment venues, and retail
- » High-density neighbourhood with strong demand and consistent activity



FOR SALE | RETAIL STRATA

188 SMITHE STREET
VANCOUVER, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



James Bayley

Personal Real Estate Corporation
D 604.630.3385 C 604.719.4583
james.bayley@lee-associates.com

Arash Rezai

Personal Real Estate Corporation
D 604.630.3406 C 604.356.2356
arash.rezai@lee-associates.com

Don Mussenden

D 604.630.3373 C 604.724.0700
don.mussenden@lee-associates.com

© 2026 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. 119. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.



475 West Georgia Street, Suite 800 | Vancouver, BC V6B 4M9 | 604.684.7117 | leevancouver.com

