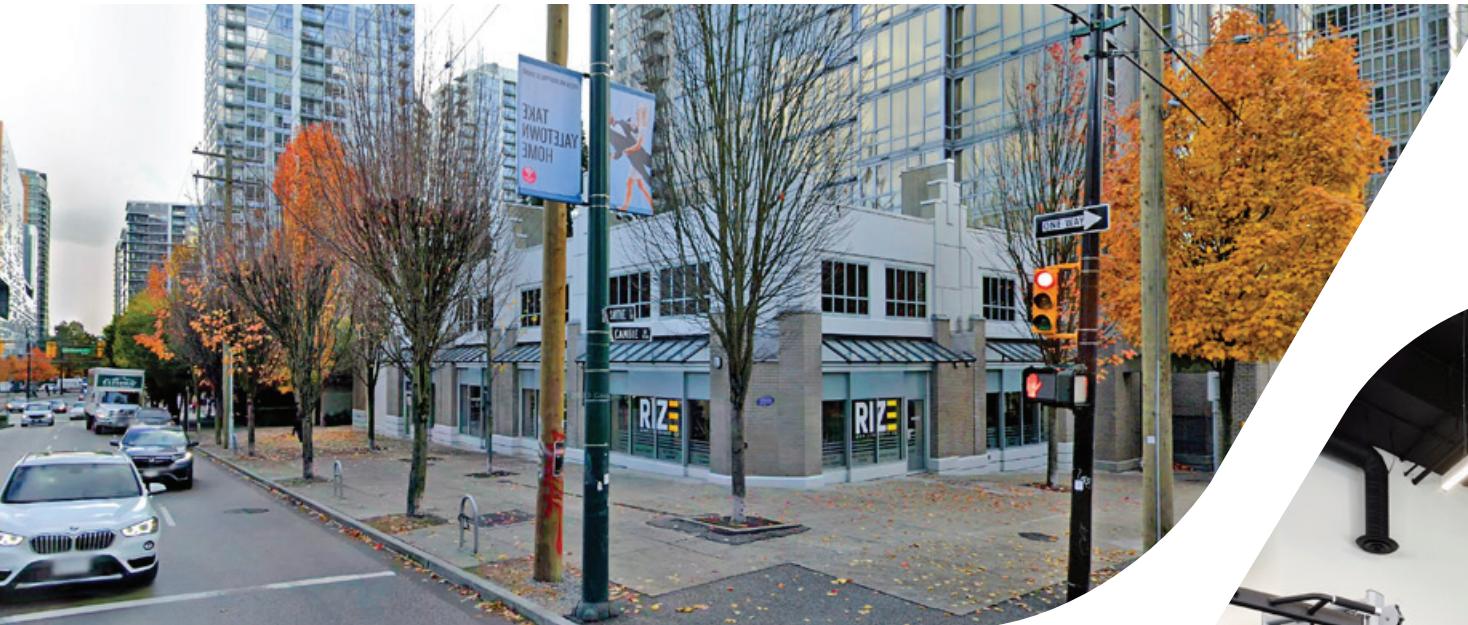


FOR SALE

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.



INVESTMENT HIGHLIGHTS

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

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	<table><tr><td>Main floor</td><td>3,142 SF</td></tr><tr><td>Mezzanine</td><td>325 SF</td></tr><tr><td>Storage</td><td>314 SF</td></tr><tr><td>Total</td><td>3,781 SF</td></tr></table>	Main floor	3,142 SF	Mezzanine	325 SF	Storage	314 SF	Total	3,781 SF
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								

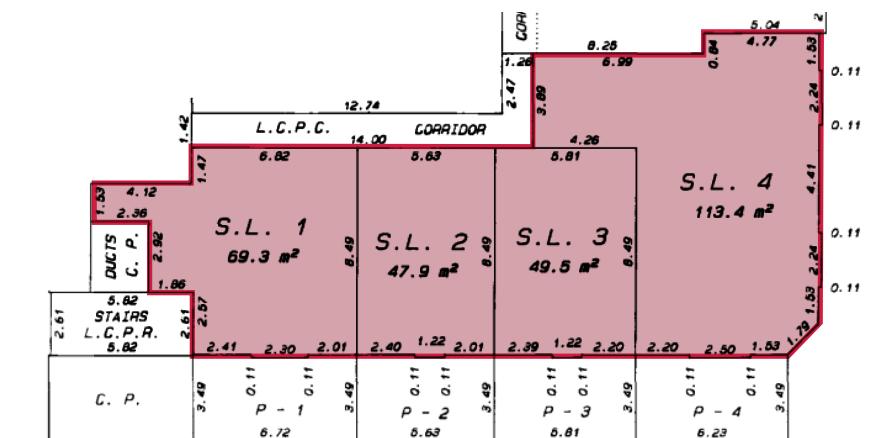


FOR SALE

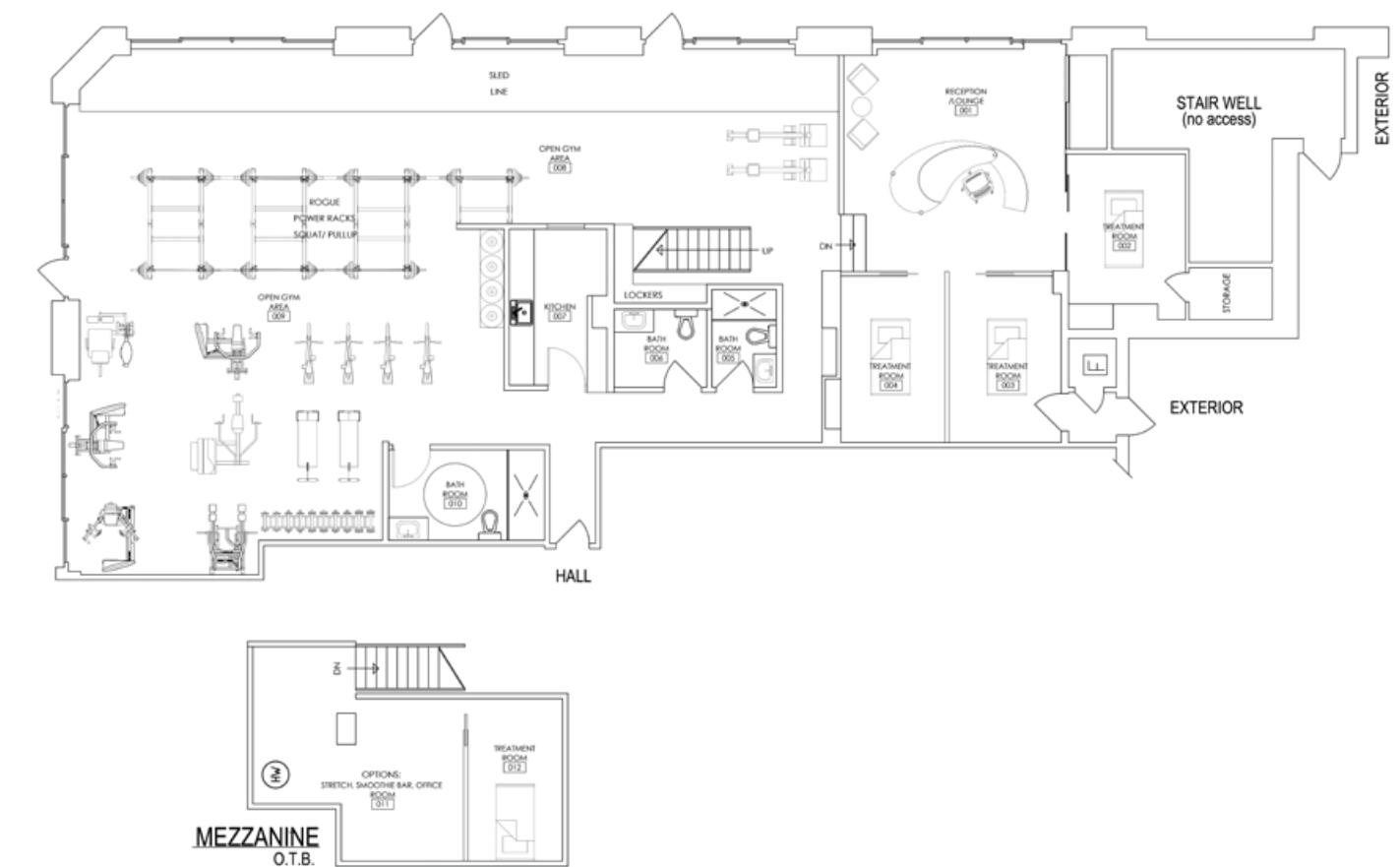
188 SMITHE STREET, VANCOUVER, BC



STRATA PLAN | S.L. 1-4



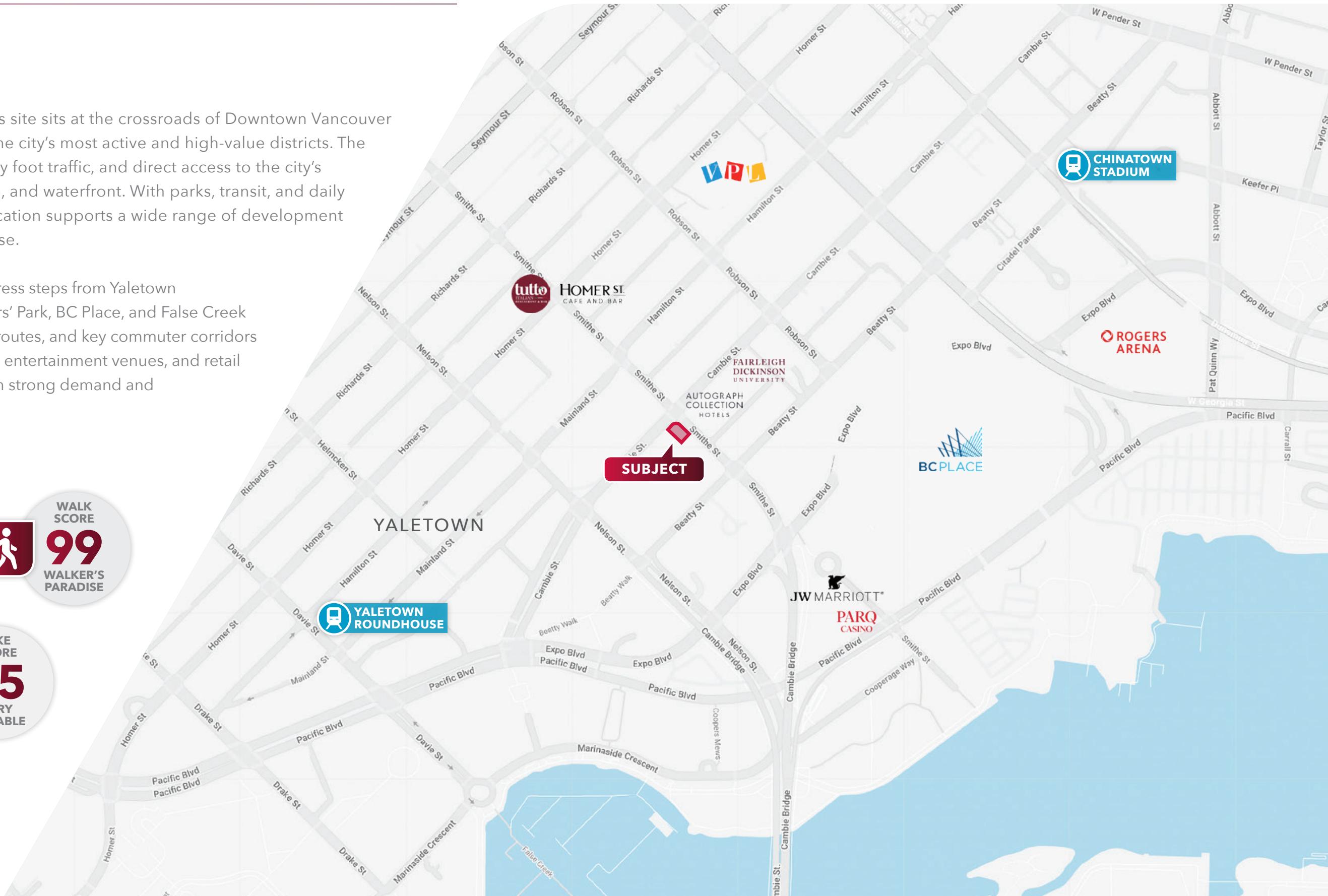
SPACE PLAN | AS-BUILT



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

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