

2250 MAIN STREET, VANCOUVER

2,062 SQ. FT. END UNIT RETAIL SPACE AT ELLSWORTH

**FOR
LEASE/
SALE**



WILLIAM | WRIGHT

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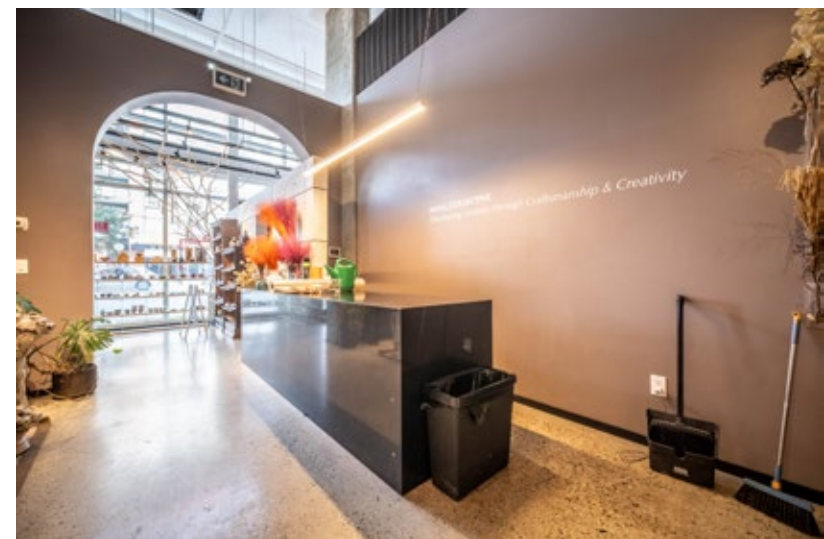
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The Opportunity

2,062 sq. ft. end unit retail space in a modern building built in 2018, featuring high ceilings, floor to ceiling windows, ample natural light, fully distributed HVAC, and high visibility signage potential, with prime street frontage at 2250 Main Street, between East 6th Avenue and East 7th Avenue, in Vancouver's Mount Pleasant neighbourhood. Offered with vacant possession, the space presents an opportunity for an owner occupier, an investor, or a tenant looking to lease in one of Vancouver's most active retail corridors. Located in the Ellsworth Building, this modern mixed use development sits below 89 residential units, offering a built in customer base, and features contemporary infrastructure throughout along with a common area loading dock, giving tenants a dedicated space for deliveries separate from the storefront entrance.



Salient Facts

Size	+/- 2,062 SQFT
Parking	2 assigned stalls plus visitor stalls
Zoning	CD-1 (575)
PID	030-413-737

Legal Description

STRATA LOT 5, PLAN EPS4911, DISTRICT LOT 200A, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

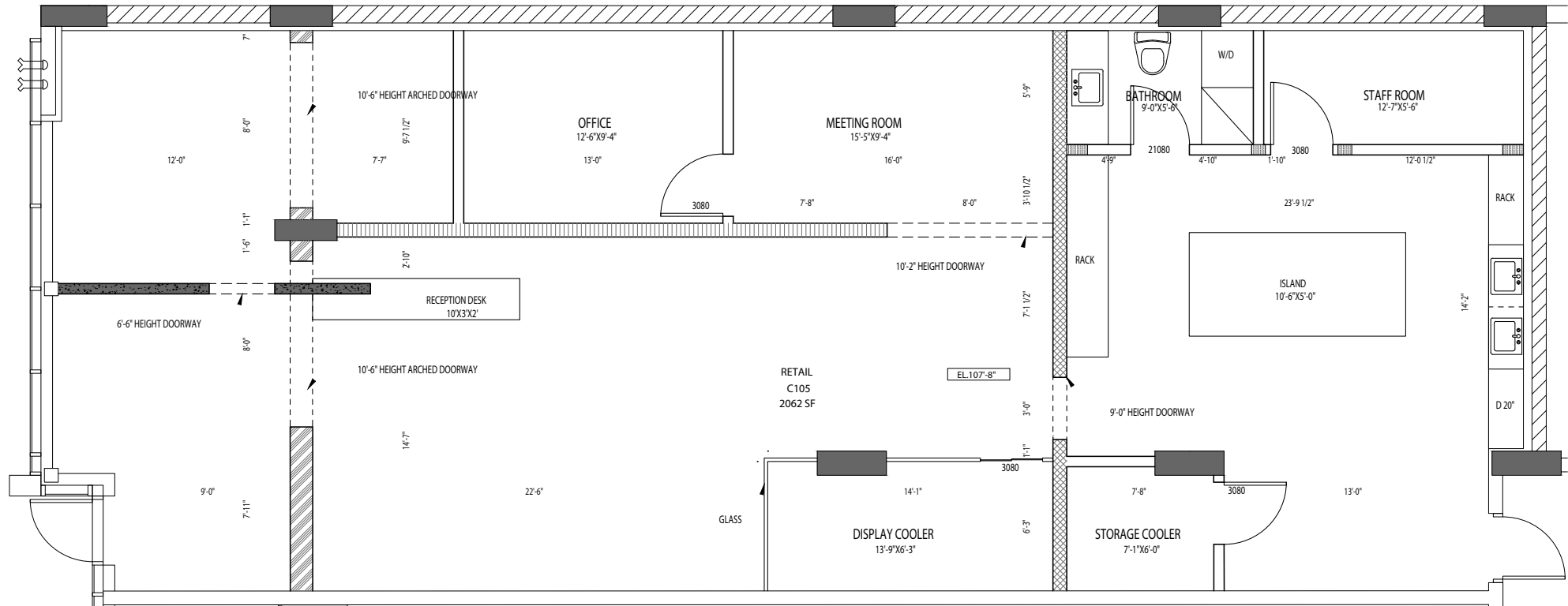
Lease Details

Basic Rent	Contact Listing Agents
Additional Rent	\$26.50/FT

Sale Details

Property Taxes	\$30,624.06 (2026)
Strata Fees	\$1,876.79/month (2026)
Price	Contact Listing Agents

Floorplan



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

Property Highlights



End unit with high ceilings and floor to ceiling windows



High visibility signage potential and ample natural light



Built in 2018 with modern infrastructure



Fully distributed HVAC



Steps from the future Mount Pleasant Station, estimated to complete in 2027



Common area loading dock, separate from the storefront entrance



Located in amenity rich Mount Pleasant among boutiques, cafes, restaurants, craft breweries, and creative office space



Situated in the Ellsworth Building, below 89 residential units



Vacant possession, suited for owner occupier, investor, or tenant



For More Information Contact

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