

FOR Lease

Prime Retail Unit at Ovation Tower

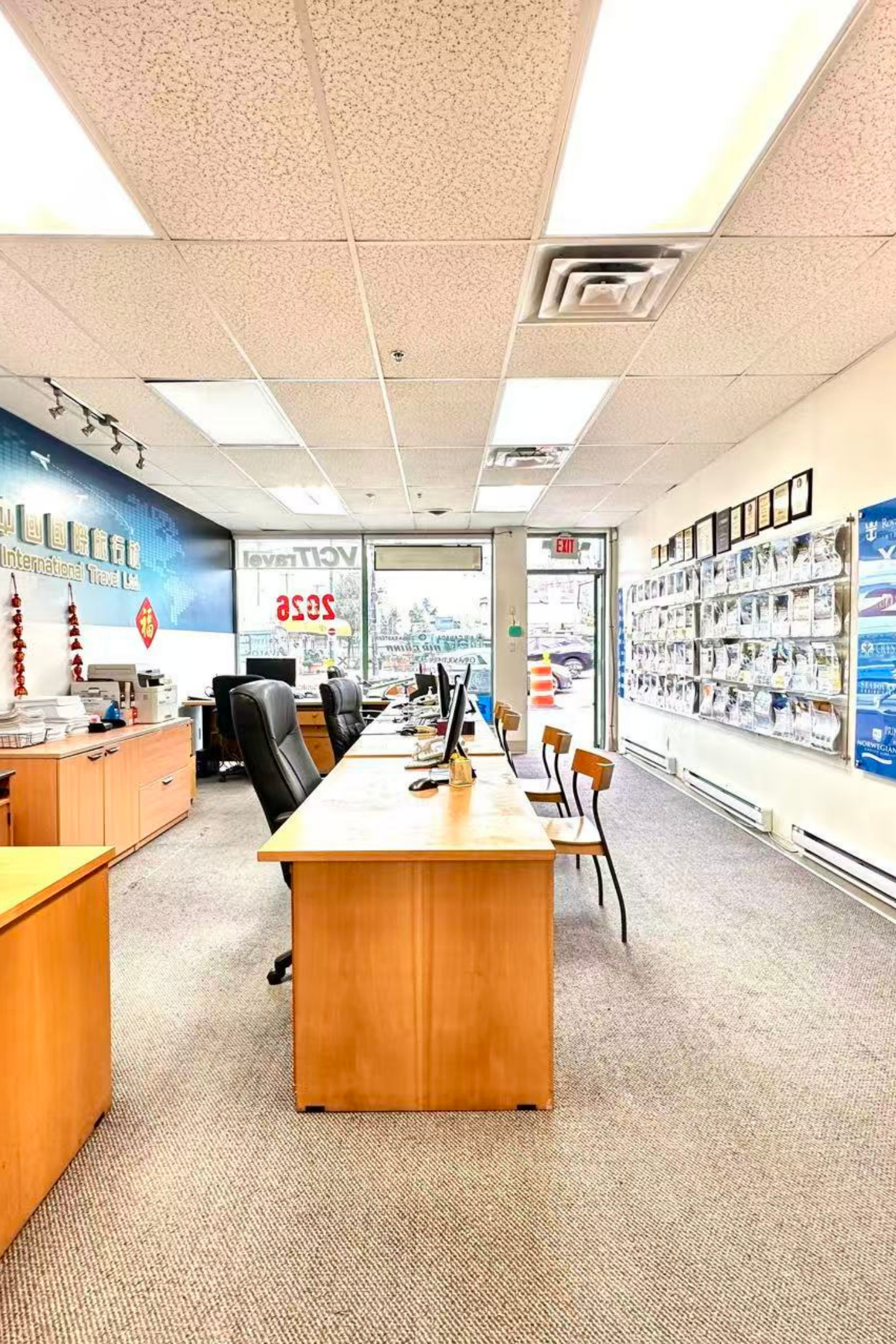
7938 Granville St, Vancouver

**Basic Rent:
\$5,000/Mth**



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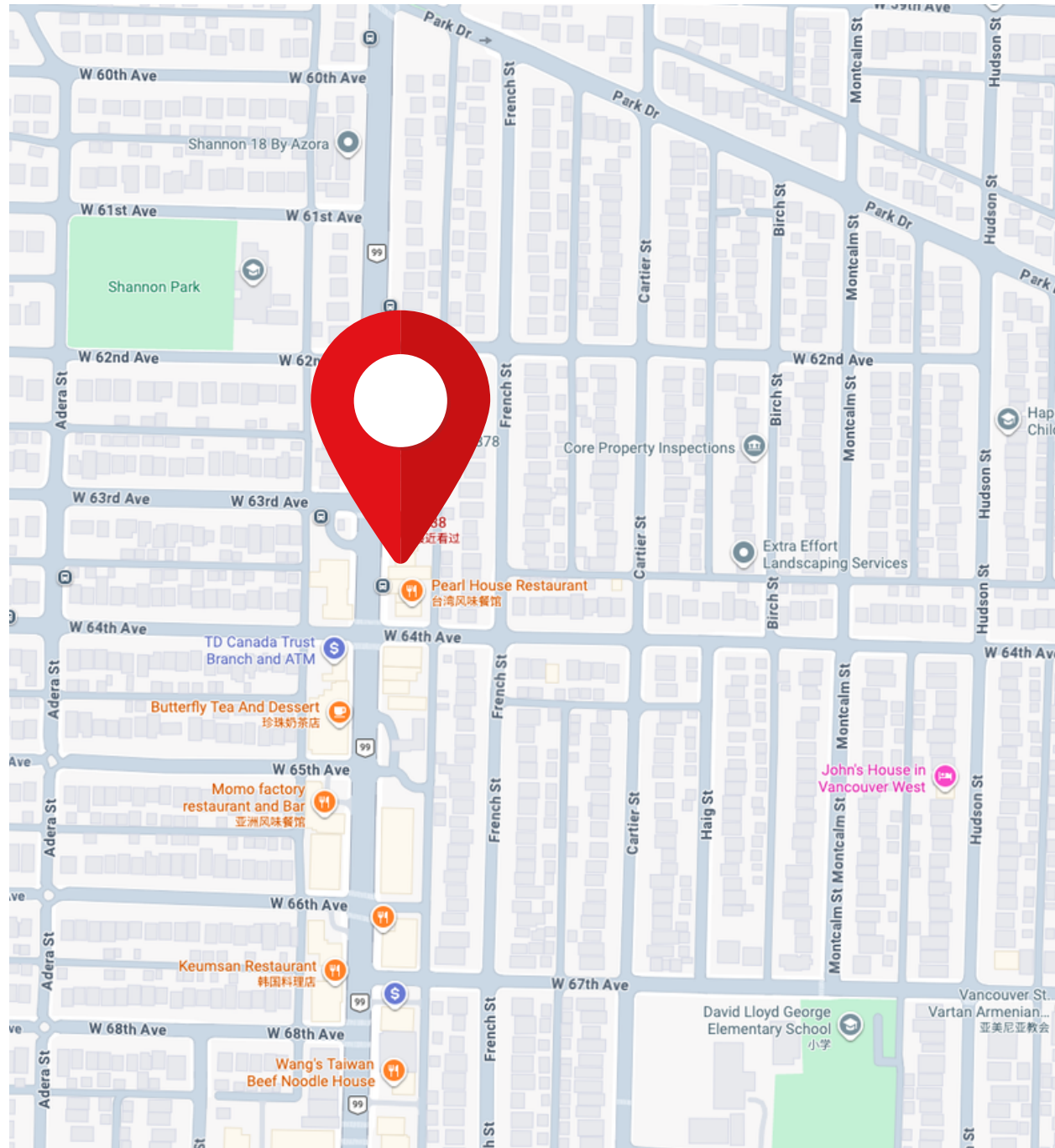
Property Information

Address	7938 Granville St
Location	Vancouver
Transac. Type	Lease
Building Year	1996
Zoning	C-1 COMMERCIAL

Lease Information

Subject Space	914 sqft
Basic Rent p.a./SF	\$65.65
Est. Add'l Rent / SF	\$17.21
Basic Rent	\$5,000/ Mth+GST
Gross Rent	\$6,311.17/ Mth (Include GST+ Propoty Tax+Management Fee)
Lease Term	3+3 New lease available

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Showing by appointment only. Please do not disturb staff.

Rarely available retail strata unit for lease in the highly desirable South Granville area. This approximately 914 sq.ft. space offers a functional and efficient layout, featuring two private rooms, a reception area, and one washroom. The unit is fully air-conditioned and includes one secure parking stall.

Strategically located directly in front of a bus stop, the property enjoys excellent street exposure and steady pedestrian traffic, providing strong visibility for a variety of businesses.

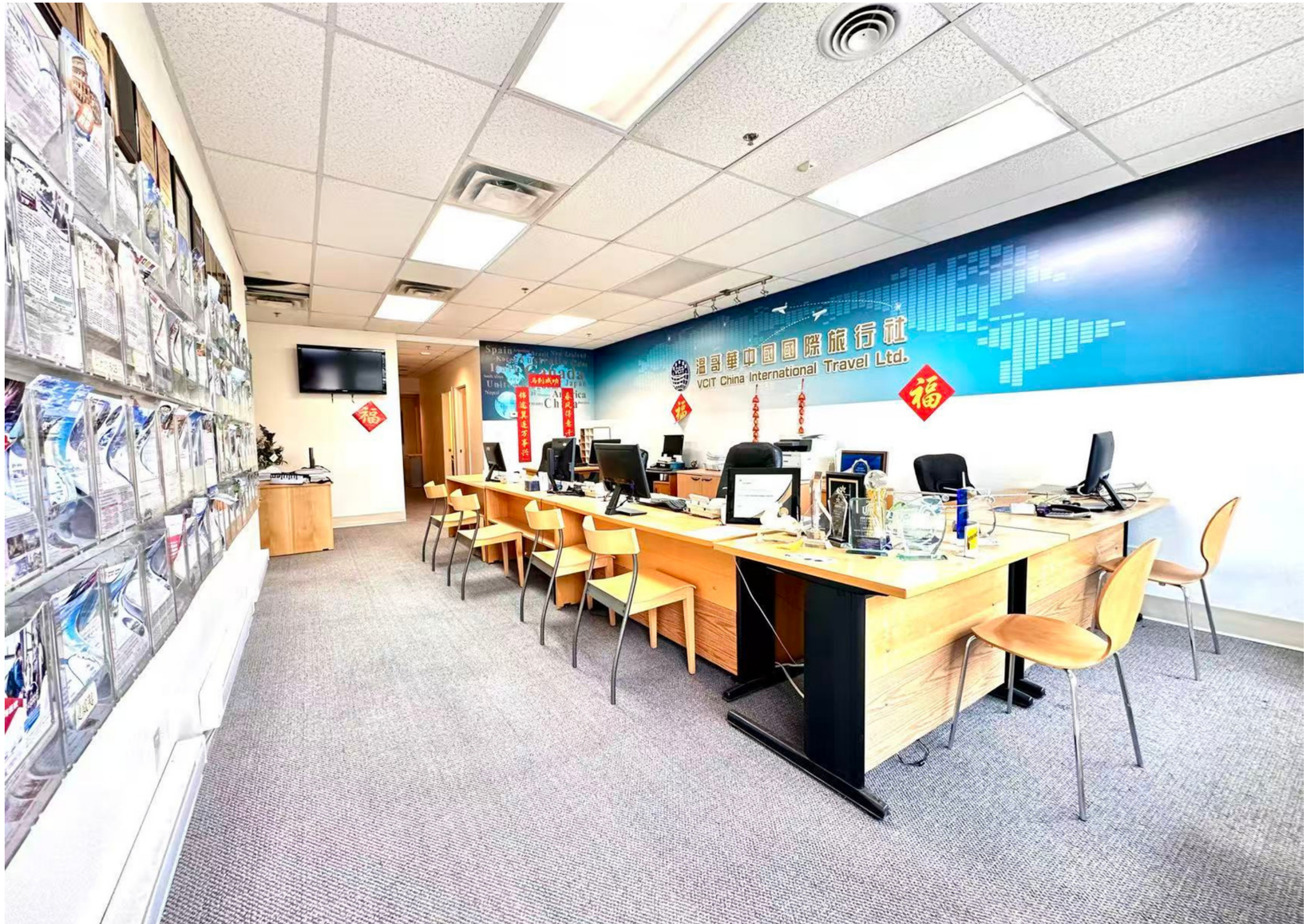
The previous tenant operated successfully at this location for 16 years, reflecting the stability and proven commercial viability of the area.

The space supports open-type uses (subject to strata and landlord approval), making it suitable for a wide range of professional and service-oriented businesses, including medical or doctor's office, traditional Chinese medicine clinic, beauty or wellness studio, and other retail concepts.

An excellent leasing opportunity in one of Vancouver's most sought-after commercial corridors.

Please contact the listing agent for more information today.

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos





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