



FOR LEASE 3958 Main Street Vancouver, BC

OVERVIEW

Main and 24th Ave offers +/- 2,540 Square Feet of Street Front Retail opportunity. Developed in 2013 the property offers all of the modern features a business seeks: Large glass window front, lofty ceiling, A/C, and 2 parking stalls.

Available Area: +/- 2,540 SF (1,890 SF ground level & 650 Mezzanine level)

Basic Rent: \$55 per SF/month + GST

Additional Rent: \$16.76 per SF/month + GST (2021)

Zoning: C-2

Parking: 2



TENANTS IN THE AREA

- Save On Foods
- Shoppers Drug Mart
- Acorn
- Vancouver VW
- Book Warehouse
- VanCity
- RBC
- TD Canada Trust
- West Coast Kids
- Forerunners
- Dulux Paint
- Rogers
- JJ Bean Roasters
- Starbucks



SYLVIA OLSON

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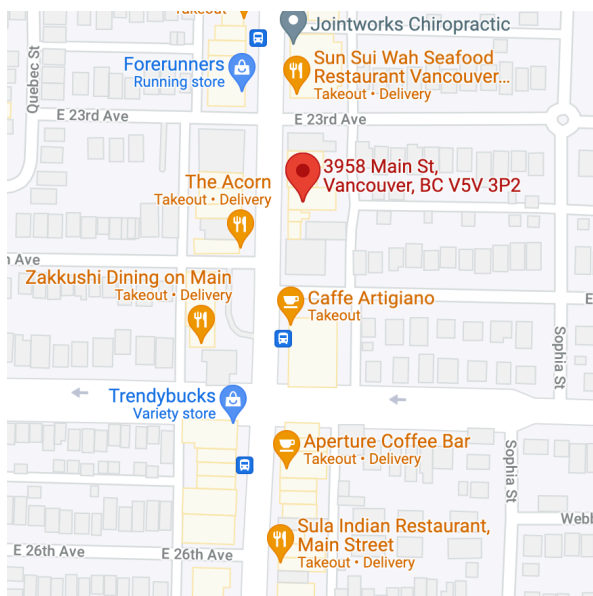


OUTRIGHT APPROVED USES

Fitness Centre, Financial Institution, General Office, Health Care Office, Grocery or Drug Store except for small scale Pharmacy, Retail Stores, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Photofinishing or Photography Studio, Print Shop, Restaurant – Class 1, School – Business.

CONDITIONALLY APPROVED USES INCLUDES

Small Scale Pharmacy, Child Care, Grocery Store with Liquor Store, Cannabis Store, Restaurant – Class 2, Art or Self Improvement, School – Vocational or Trade, Furniture or Appliance Store, Artist Studio, Billiard Hall, Club, Community Centre or Neighbourhood House, Church, Social Service Centre, Second-hand Store.



WALK SCORE
VERY WALKABLE

86



BIKE SCORE
BIKERS PARADISE

92



TRANSIT SCORE
EXCELLENT TRANSIT

75

- Modern Building with Exceptional Exposure
- Great Vehicular and Pedestrian Traffic
- Situated Steps from Restaurants + Shops

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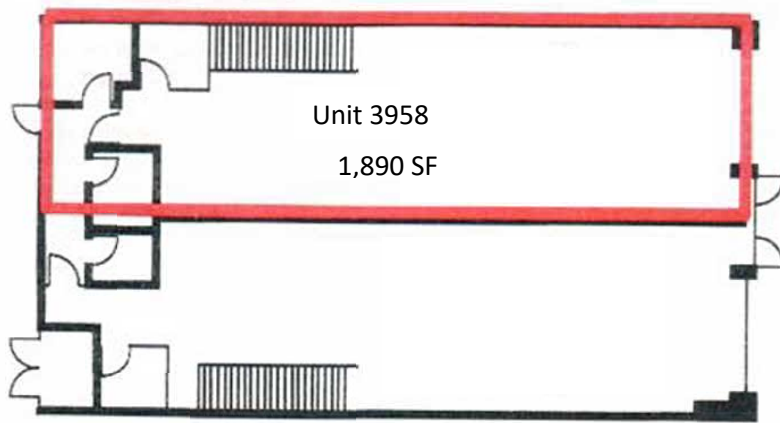


*This communication is not intended to cause or induce breach of an existing agency agreement.

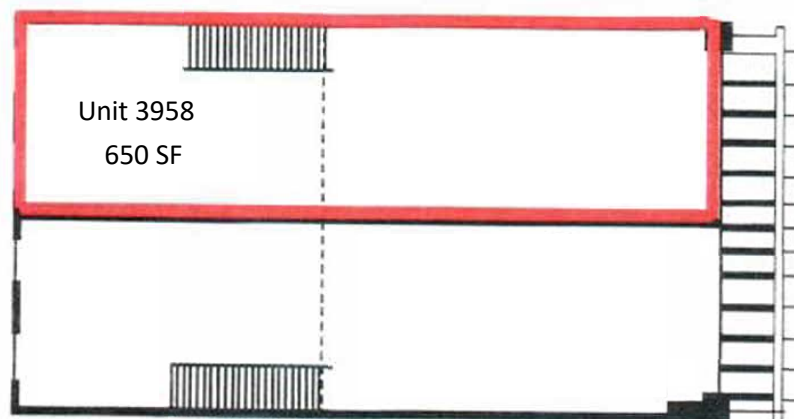


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Ground Floor



Mezzanine Level



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