

EXCLUSIVE LEASING OPPORTUNITY

636

COMMERCIAL DRIVE

VANCOUVER, BC



2,744 SF

STAND-ALONE RETAIL | OFFICE
SHOWROOM | MULTI-PURPOSE

AVAILABLE IMMEDIATELY

High-exposure ground-floor
commercial space
Net lease



SCAN FOR DETAILS
AriaAssets.com



HIGH EXPOSURE
On Commercial Drive



HEAVY FOOT TRAFFIC
Vibrant Retail Corridor



TWO PRIVATE
PARKING STALLS



REAR LOADING
Access



FLEXIBLE
RM-4 Zoning



CASM
GLOBAL
COMMERCIAL REAL ESTATE

A RARE STAND-ALONE OPPORTUNITY

RETAIL | OFFICE | SERVICE COMMERCIAL



Position your business in the heart of East Vancouver's most recognizable commercial corridor.

Prime ground-level space in the heart of Grandview-Woodland, offering excellent street presence, versatile layout, rear grade loading and dedicated parking.



2,744 SF
LEASABLE AREA



\$25.00
BASIC RENT / SF



\$8.50
ADDITIONAL RENT / SF



5 YEARS
PREFERRED TERM



IMMEDIATELY
AVAILABILITY



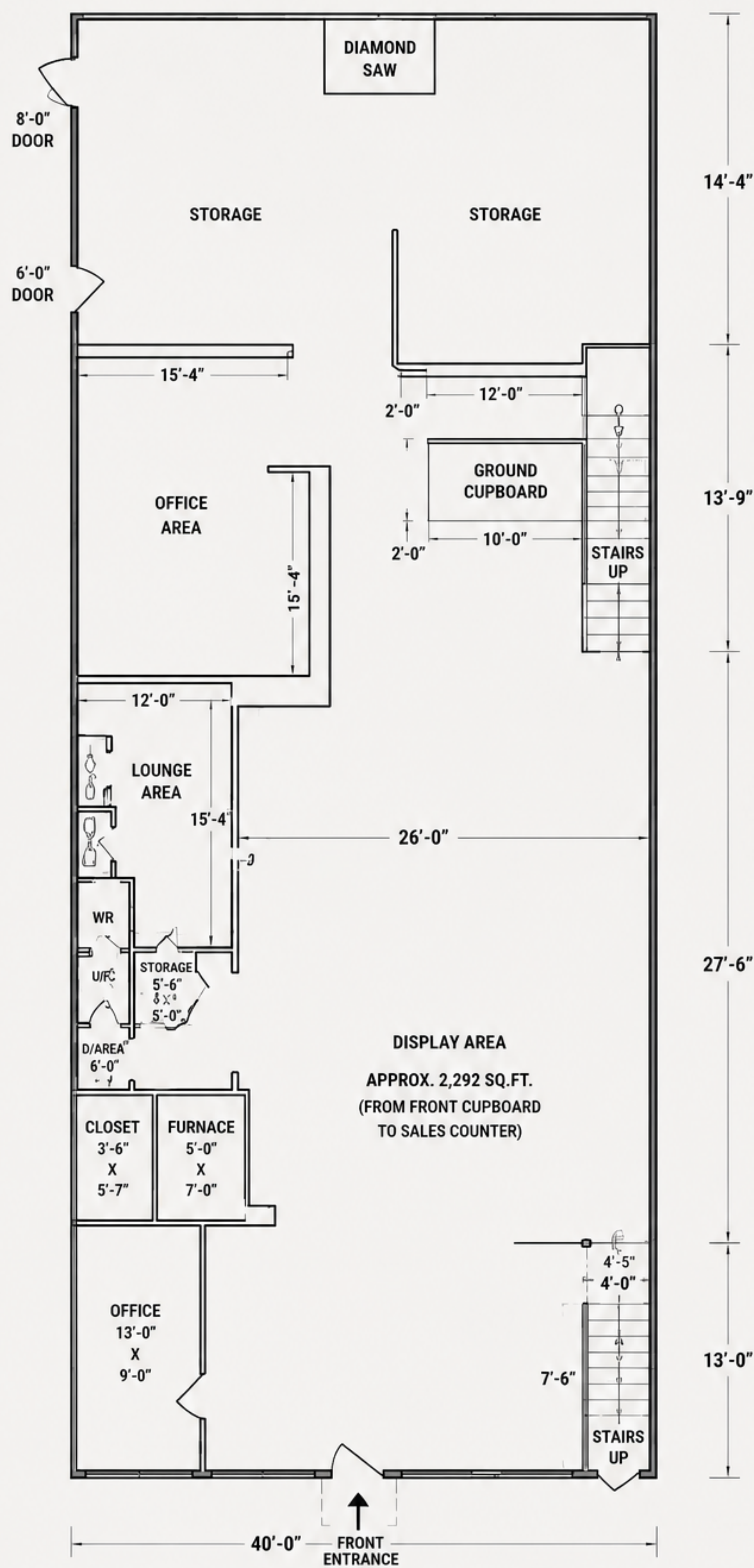
NET
LEASE TYPE

PROPERTY HIGHLIGHTS

- Freestanding concrete-block building
- Open and adaptable ground-floor layout
- Rear grade loading door
- Newer roof and HVAC system
- Two dedicated parking stalls
- Excellent visibility and pedestrian exposure
- Flexible RM-4 zoning
- Ideal for retail, office, showroom and service commercial uses



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SPACE SUMMARY

- Front display / showroom
- Open sales area
- Private office
- Lounge / staff area
- Two washrooms
- Storage zones
- Rear loading access
- Two stair locations
- Dedicated utility rooms

PLANNING NOTE

The layout supports retail, showroom, office, service-commercial or other multi-purpose concepts, subject to municipal approvals and lease terms.



SCAN FOR DETAILS

AriaAssets.com