

FOR LEASE

#110 - 55 West 8th Avenue, Vancouver

Rare Turnkey Dance Studio in Vancouver's Mount Pleasant



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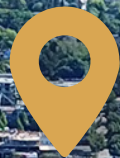
Mount Pleasant.

Where Creativity Meets Connectivity

LOCATION

Situated in Mount Pleasant's established industrial and creative district, the property offers excellent connectivity to major thoroughfares, transit networks and the Broadway Corridor.

The area's unique blend of industrial character and urban amenities provides an attractive environment for businesses seeking accessibility, convenience and proximity to Vancouver's growing innovation and creative community.



SUBJECT PROPERTY



**DOWNTOWN
VANCOUVER**

9 MIN DRIVE

PROPERTY DESCRIPTION

This move-in-ready dance studio features two dedicated dance areas, two bathrooms, a kitchenette, abundant natural light, a spacious reception area with private office space and three dedicated surface parking stalls. The efficient layout and high-quality improvements provide an ideal setting for dance, fitness, wellness and creative operators seeking a distinctive facility in a prime Vancouver location.



DETAILS

Civic Address #110 55 West 8th Avenue, Vancouver

PID: 015-551-091

Legal Description: Lot 14, Block 46, Plan Vap197,
District Lot 200a, Group 1,
New Westminster Land District

Current Zoning: I-2 (Light Industrial)

Year Built: 1965

Total SF: +/- 3,189 SF

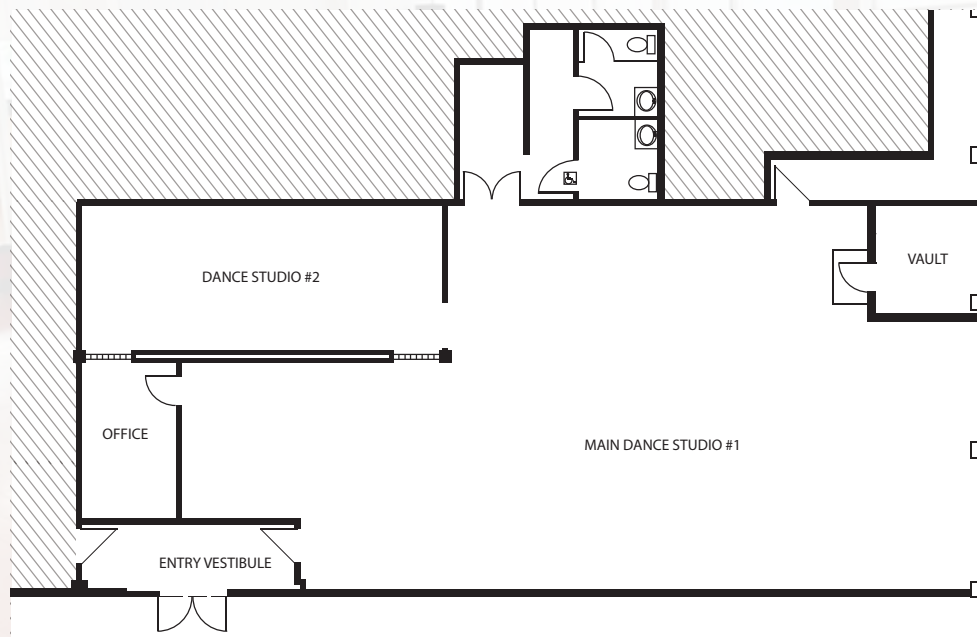
Parking: 3 Surface Stalls

Features: Fully improved dance studio with two dance areas, two bathrooms, small kitchenette, abundant natural light and a generous reception area with a private office space.

Availability: Immediately

Net Rent: Contact Listing Agents

Additional Rent*: \$13.00/SF/Annum



**All measurements and additional rent are approximate. Tenant to verify if deemed important.*

Illustrative floor plan only. Not to scale. Dimensions, layouts, and features are approximate and subject to change.

Please contact the Listing Agents for a detailed floor plan and further information.

PROPERTY HIGHLIGHTS



Turnkey, move-in ready dance studio – Fully improved with quality leasehold improvements for immediate occupancy.



3,189 SF functional studio space – Features two dance studios, reception area, private office, kitchenette, two washrooms, and an efficient layout.



Prime Mount Pleasant location – Excellent connectivity to transit, major transportation routes, the Broadway Corridor, and Downtown Vancouver.



Three dedicated surface parking stalls – Valuable on-site parking for staff and clients.

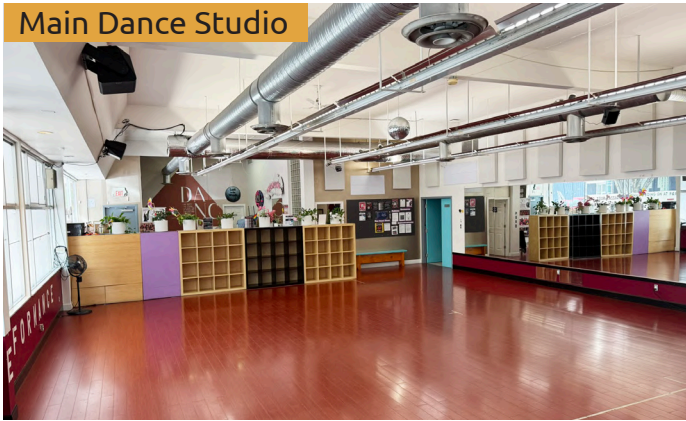


Ideal for dance, fitness & wellness operators – Bright studio environment with excellent ceiling heights and flexible space for a variety of movement-based businesses.



PHOTOS

Main Dance Studio



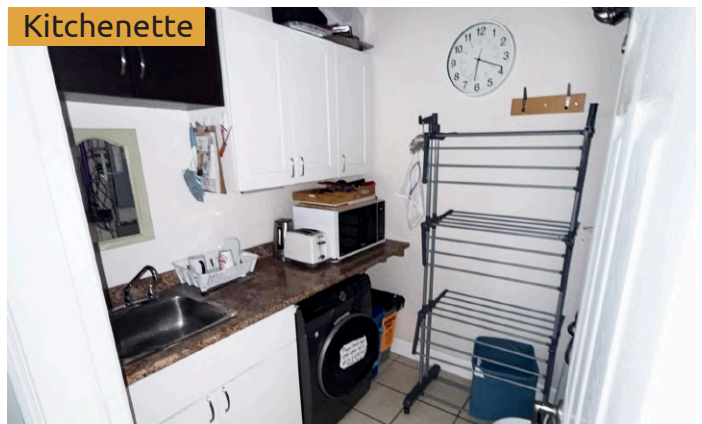
Dance Studio #2



Reception Area



Kitchenette



Washroom



Washroom



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