



FOR LEASE

4511 West 10th Avenue
Vancouver, BC

Point Grey Retail Unit

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INTERNATIONAL



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 Vancouver, BC

PROPERTY SUMMARY

- SIZE**
821 sq. ft.
- ZONING**
C-2 permitting a wide range of commercial uses.
- PARKING**
1 underground parking stall
- BASIC RENT**
\$42.00 per sq. ft.
- ADDITIONAL RENT**
\$17.00 per sq. ft.
(Estimated for 2025)
- MONTHLY RENT**
\$4,036.58 plus GST
- AVAILABILITY**
Immediate

LOCATION

This property is located on the north side of West 10th Avenue just west of Sasamat Street in the heart of Point Grey. Point Grey is an affluent west side neighbourhood and West 10th Avenue is its retail hub for shopping, restaurants and daily errands. Neighbouring tenants include RBC, Hooked on Fish seafood market, YiFang Tea, Point Grey Pharmacy, Tenth & Proper Boutique and Bean Around the World.

BUILDING DESCRIPTION

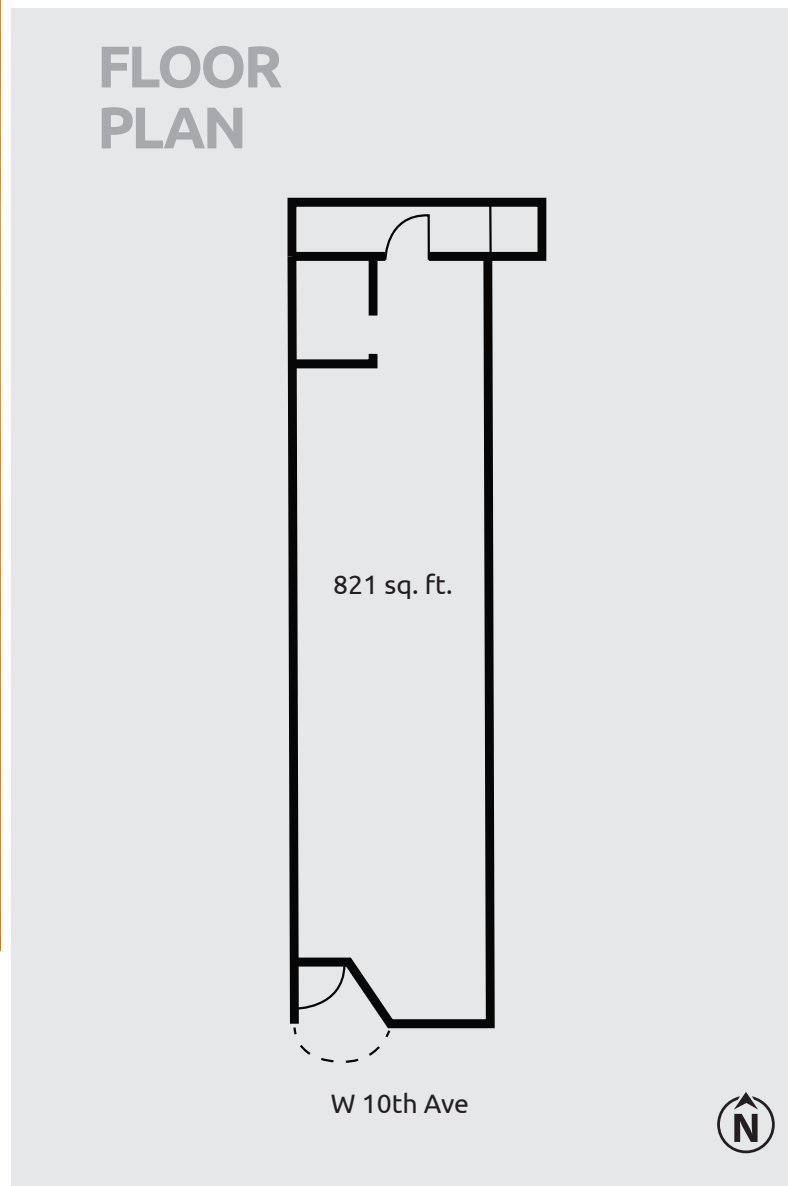
The premises is a ground floor retail unit located in a mixed-use commercial/residential complex.



Biker's Paradise
 Mostly flat,
 excellent bike lanes



Walker's Paradise
 Most errands can
 be accomplished
 on foot
 Source: walkscore.com



AMENITIES



BANKS

1. Royal Bank
2. CIBC
3. Bank of Montreal
4. TD Bank

LIBRARY

- A. West Point Grey Branch

RESTAURANTS & CAFES

5. Pizza Pizza
6. Koi Sushi
7. Four Olives Greek Restaurant
8. Rice Burger
9. Bean Around the World
10. Burgoo
11. Bombay Masala
12. Ginger and Chili
13. Domino's Pizza



Drive time to

UBC	5 min
YVR	38 min
Downtown Vancouver	20 min

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