

FOR LEASE | RETAIL/OFFICE SPACE IN THE ARMOURY DISTRICT
1668 WEST 2ND AVENUE
VANCOUVER, BC

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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CELEBRATING OVER
 **50**
YEARS IN VANCOUVER

FOR LEASE | RETAIL/OFFICE SPACE IN THE ARMOURY DISTRICT

1668 WEST 2ND AVENUE

VANCOUVER, BC

Zoning

IC-1

PID

007-383-002

Year Built

1957

Highlights

- ▶ Located in the Armoury District
- ▶ Prime location at West 2nd Avenue & Burrard Street
- ▶ Minutes away from Downtown Vancouver
- ▶ Wood beam, concrete block building
- ▶ Large grade level loading door
- ▶ Rear parking stalls available at market rates

Available Area

2,104 SF ground floor

Rental Rate

\$38.00 PSF

Taxes & Operating Costs

\$14.00 PSF (2023 estimate)

Availability

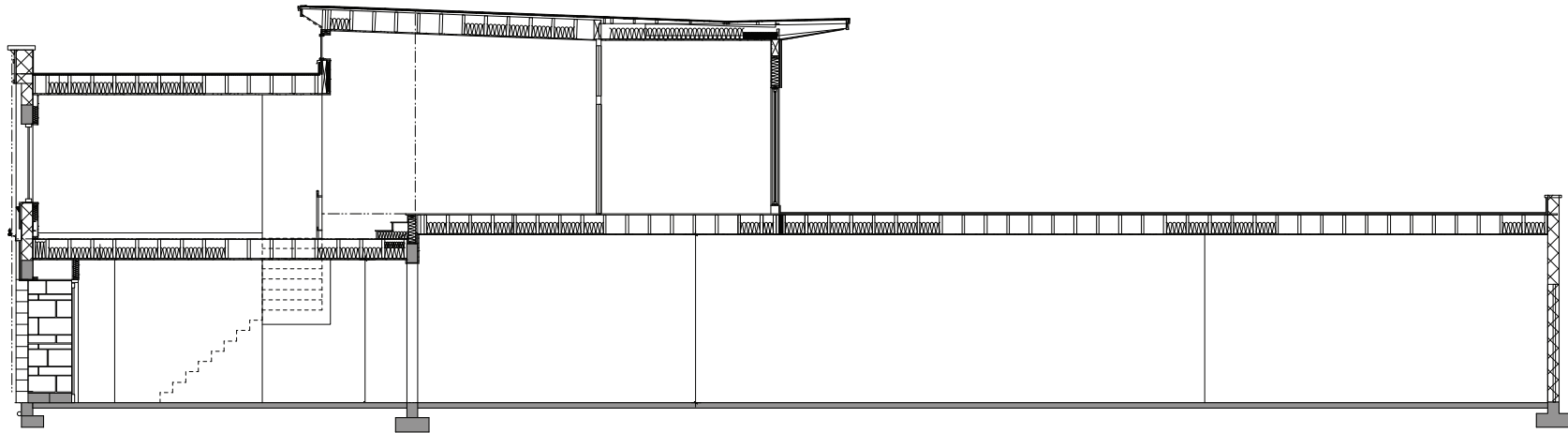
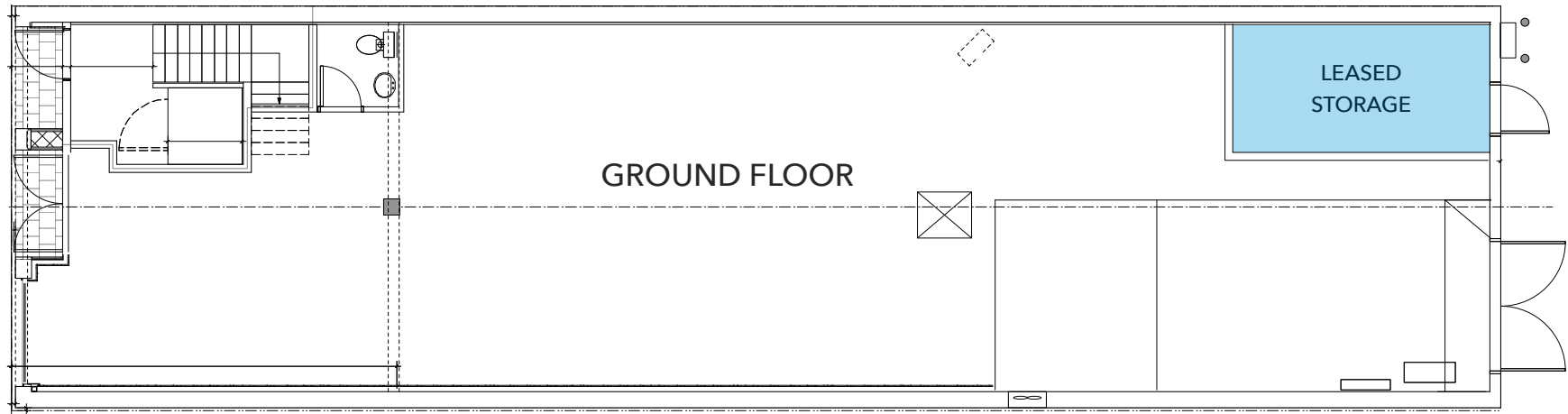
Immediate

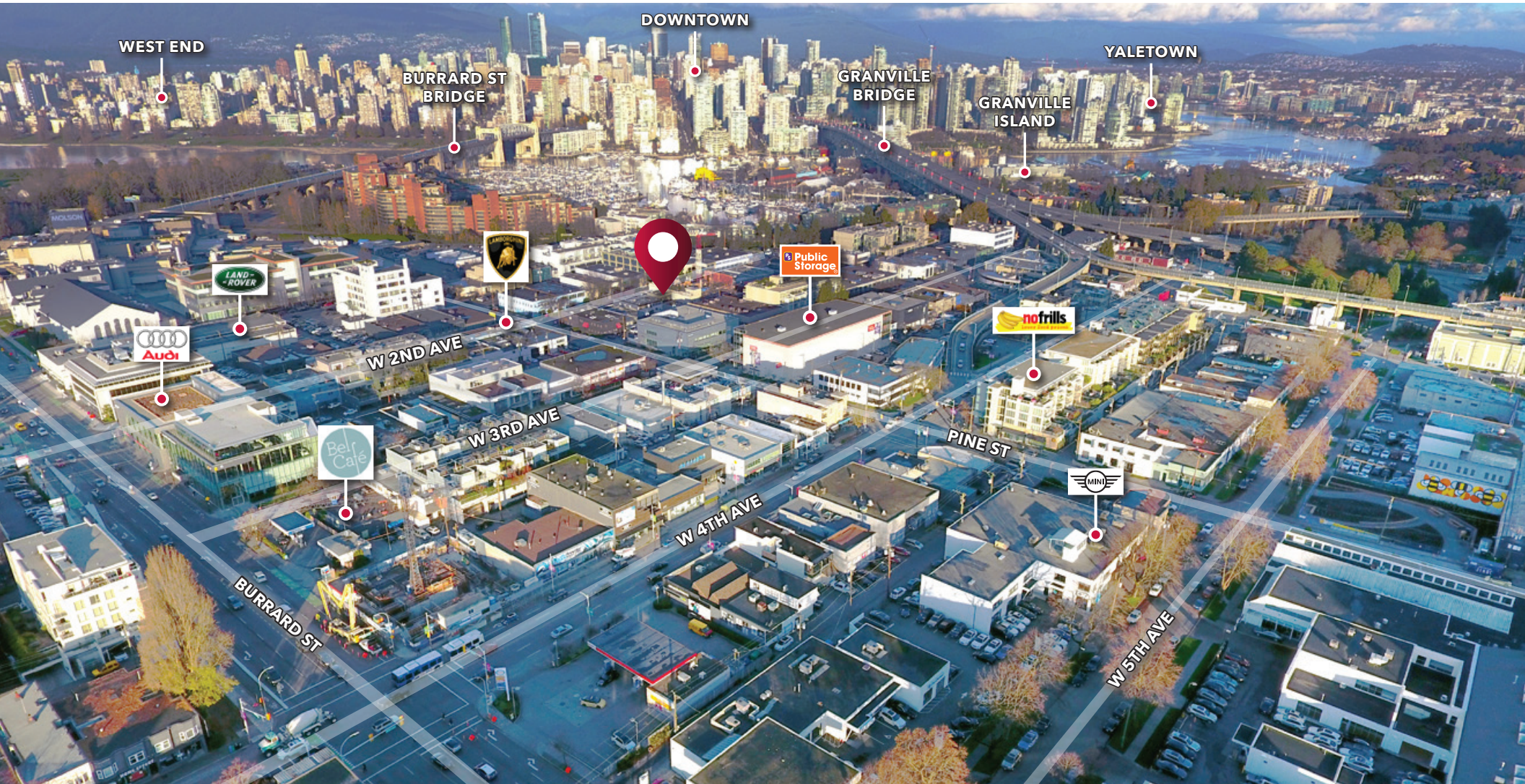
Location

The property is located in the Armoury District – the area is with the Granville and Burrard Street districts. This area is populated by many high-end service and retail businesses, including Ferrari, Lamborghini, Audi, Jaguar, Land Rover, Weissach Porsche dealerships, architects, design studios, and Living Space, Brougham Interiors, Creative Home Furnishings, Bradford Hardware, East Indian Carpets, Ann Sacks, Prado Café, Bel Café, Luminosa Lighting, Banner Carpets are located close by.



Floor Plan





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