

# FOR LEASE

## 2082 W 41st Avenue Vancouver, BC



## Available Retail Unit Located in the Heart of Kerrisdale



REAL ESTATE GROUP

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## OPPORTUNITY

Rarely available West 41st Avenue retail unit in the heart of Kerrisdale. The neighbourhood is home to many unique retail stores and boutique eateries such as Baquette Vietnamese Bistro, Caffe Artigiano and Nana's Green Tea. In addition to the foot traffic drawn from distinguishing retail attractions, high quality anchor tenants such as Shoppers Drug Mart, RBC, McDonalds and TD bank ensure a well-rounded retail experience.

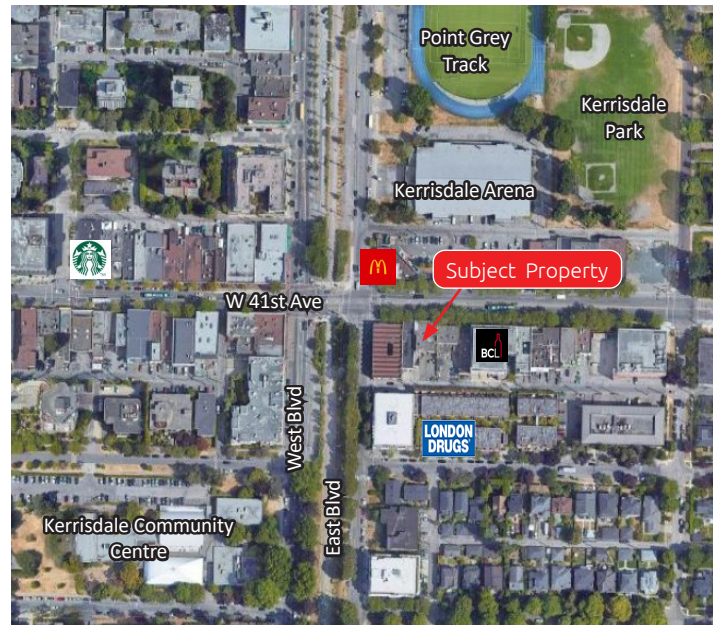
## BUILDING FEATURES

- High visibility along West 41st Avenue
- Located in an affluent neighbourhood with a concentration of boutique retailers and specialty eateries on West 41st Avenue
- Honolulu Cafe on the west side corner and Nando's Chicken sit adjacent to the unit

## SALIENT FACTS

Unit Area (approx.):	2,207 SF*
Basic Rent:	\$35.00/SF per Annum
Additional Rent (2022 est):	\$24.00/SF per Annum
Gross Monthly Rent (excl. GST):	\$10,851.08
Zoning:	C-2
Parking:	4 stalls available

\* Potentially demisable



## LOCATION

This location is in the Kerrisdale neighborhood on the south side of West 41st Avenue between East Boulevard and Maple Street in Vancouver. Nearby parks include Kerrisdale Park, Kerrisdale Centennial Park and Elm Park.



## WALK SCORE



### WALK SCORE

#### Walker's Paradise

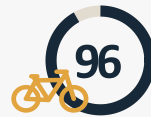
Daily errands do not require a car



### TRANSIT SCORE

#### Good Transit

Many nearby public transportation options



### BIKE SCORE

#### Biker's Paradise

Daily errands can be accomplished on bike

Source: walkscore.com



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