

FOR LEASE

2245 Commercial Drive Vancouver, BC



High exposure retail unit on The
Drive 1-block from Commercial
Broadway SkyTrain station



REAL ESTATE GROUP

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SALIENT FACTS

Civic Address:	2245 Commercial Drive Vancouver BC
Location:	Located mid-block between East 6th Avenue and North Grandview Highway, on the west side of Commercial Drive.
Unit Area (approx.):	1,062 SF
Zoning:	C-2C
Basic Rent:	\$50.00/SF per Annum
Additional Rent (2022 est.):	\$15.25/SF per Annum
Gross Rent per Month (excl. GST):	\$5,774.63

BUILDING FEATURES

- Immediately transit accessible with Commercial Broadway Skytrain station just 1-block away
- Open layout suitable for a variety of different uses
- 1 parking stall included

DESCRIPTION

Lease a high exposure retail unit along the legendary retail high street The Drive. With excellent foot and vehicular traffic year-round, Commercial Drive is also host to several pedestrian oriented festivals such as Italian Day and the Car Free Day Street Party. This property is a mere 2-minute walk to Commercial Broadway Skytrain station for ease of access. Nearby tenants and amenities include Safeway, JJ Bean Coffee Roasters, Jamjar Canteen, St. Augustine's, the Rio Theatre, Grandview Lanes, CIBC, Scotiabank, McDonald's and Shopper's Drug Mart.



WALK SCORE



WALK SCORE

Walk's Paradise

Daily errands do not require a car



TRANSIT SCORE

Rider's Paradise

World-class public transportation



BIKE SCORE

Biker's Paradise

Daily errands can be accomplished on a bike

Source: walkscore.com



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