



FOR LEASE

2631 West Broadway, Vancouver BC

Corner retail unit located in the heart of Kitsilano

UK

REAL ESTATE GROUP

www.lukrealestategroup.com

Macdonald
COMMERCIAL



LOCATION

Located along the Broadway Corridor on the north side of West Broadway and center block in between Stephens Street and Trafalgar Street.

BUILDING FEATURES

- Good visibility along the Broadway Corridor
- High serviceability from public transit

IMPROVEMENTS

- Previously used as a spa, nicely improved and ready to move in
- Office in rear of the unit
- Washroom located in rear of the unit

AVAILABLE SPACE

Unit Area (approx.)	Basic Rent	Add. Rent (2022 est.)	Gross Rent/Mth (excl. GST)	Parking
1,327 SF	\$45.00 SF	\$20.28 SF	\$7,218.88	1 stall underground

WALK SCORE

97

WALK SCORE
Walker's Paradise
Daily errands do not require a car

75

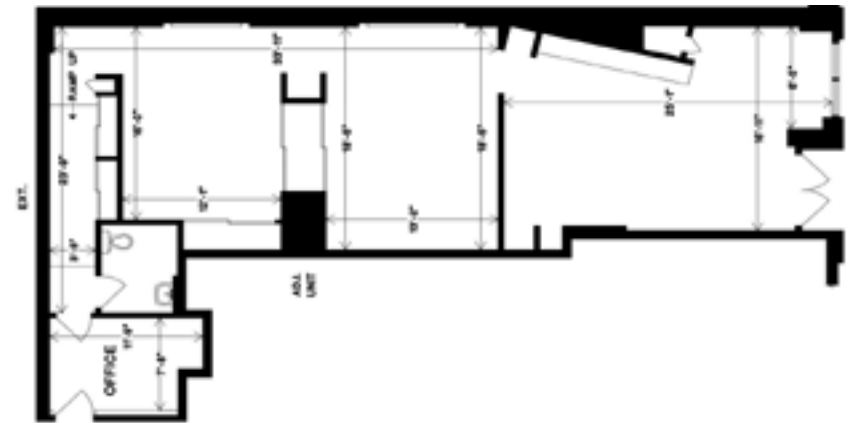
TRANSIT SCORE
Excellent Transit
Transit is convenient to most trips

98

BIKE SCORE
Biker's Paradise
Flat roads, excellent bike lanes

Source: [walkscore.com](https://www.walkscore.com)

FLOOR PLAN



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