

FOR LEASE

7252 Kerr Street, Vancouver, BC

RARE MEDICAL OPPORTUNITY ADJACENT TO
SOUTHVIEW HEIGHTS SENIORS' LIVING



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OPPORTUNITY

A rare, plug-and-play medical opportunity within a care-integrated environment. The space is ideally suited to operators seeking direct adjacency to a seniors' residence, with immediate access to a relevant and consistent end-user base.

The existing buildout includes three examination rooms, a dedicated waiting area, private office, and an accessible washroom, allowing for immediate occupancy with minimal setup required. Well-suited for allied health professionals, support services, or care-focused operators looking to establish or expand within a purpose-aligned setting.

LOCATION

The property is directly connected to the Salvation Army Southview Heights seniors' living facility, offering a built-in community environment and steady daily activity. It benefits from abundant on-site parking and a separate entrance within the complex for added privacy and convenience.

Ideally positioned adjacent to Champlain Square, the site is surrounded by a full range of established amenities including Miller's Independent Grocer, Loblaw Pharmacy, Subway, Champlain Square Physiotherapy, Starbucks, and the Vancouver Public Library - Champlain Heights Branch. A transit stop is located directly in front of the building along Kerr Street, providing convenient public transit access for staff, visitors, and clients.



SALIENT FACTS

Civic Address:	7252 Kerr Street, Vancouver
PID:	023-766-379
Legal Description:	LOT A (BL185292) DISTRICT LOT 334 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13993 (the "Property")
Current Zoning:	CD-1 (372)
Leasable Square Footage*:	+/- 780 SF
Gross Rent:	\$2,500/Month

**All measurements and additional rent are approximate. Tenant to verify if deemed important.*

HIGHLIGHTS



Synergistic Partnership:

Directly connected to the Salvation Army Southview Heights seniors' living facility, offering strong care-adjacent positioning and built-in community presence.



Ready-to-Operate Layout:

Plug-and-play medical layout with 3 exam rooms, an accessible washroom, waiting area, and a private office.



Operational Privacy:

Separate entrance within the complex for added privacy and operational ease.



Convenient Access:

Abundant on-site parking located in front of the unit.



Amenity-Rich Hub:

Prime location next to Champlain Square with grocery, pharmacy, transit, and daily amenities within walking distance

PROPERTY PHOTOS



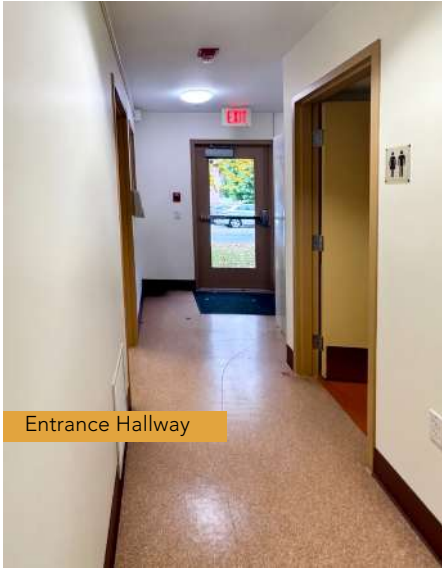
Exam Room 1



Exam Room 2



View from entrance to exam rooms



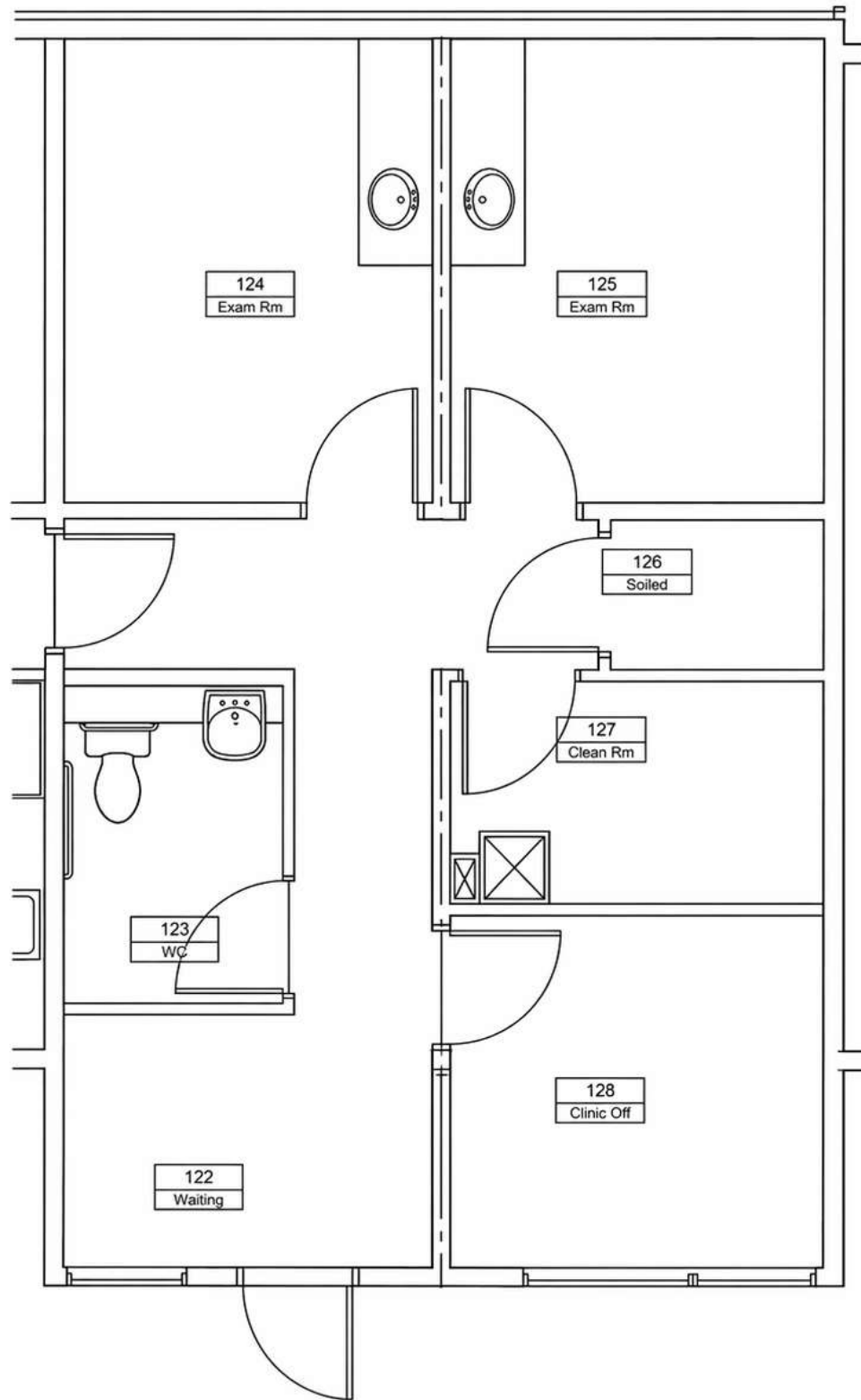
Entrance Hallway



Front Office



FLOORPLAN*



*All measurements are approximate. Tenant to verify if deemed necessary.

SURROUNDING AMENITIES



RESTAURANTS & CAFE

1. Starbucks
2. Subway
3. A&W
4. 54th Avenue Café
5. Sushi Go

RETAILERS

1. Your Independent Grocer (Miller's)
2. Shoppers Drug Mart
3. Kins Farm Market
4. Dollar Daze

SERVICES

1. Bank of Montreal (BMO)
2. Vancouver Public Library
3. Champlain Notary Public
4. Champlain Square Physiotherapy
5. CBI Health Centre

OTHER

- Champlain Heights Community Centre - 2 mins
- Fraserview Golf Course - 5 mins
- Champlain Heights Park - 2 mins

NEIGHBOURING BUSINESSES



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