

8439 GRANVILLE STREET, VANCOUVER
BRAND-NEW COMMERCIAL RETAIL UNIT IN MARPOLE

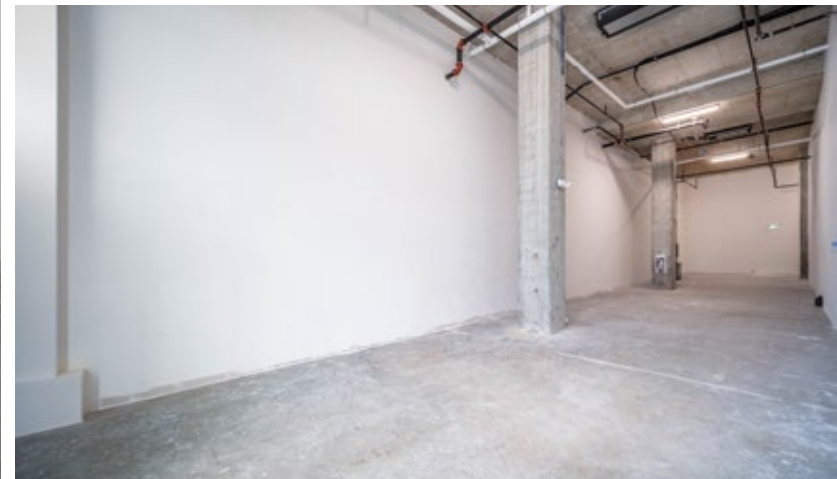
**FOR
LEASE/
SALE**



WILLIAM | WRIGHT

MARK NEMISH
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PROPERTY HIGHLIGHTS



New Construction



High Traffic Area



Transit Oriented



Shell Condition

OVERVIEW

A rare opportunity to own or lease a brand-new commercial retail unit in the heart of Vancouver's sought-after Marpole neighbourhood. Located in the W68 development, this premium CRU offers exceptional street presence, modern construction, and outstanding exposure along busy Granville Street—making it an ideal location for an owner-occupier looking to establish or relocate their business.

The flexible CD-1 zoning supports a broad range of commercial uses, including retail, professional offices, medical and healthcare services, educational facilities, and financial institutions.

TOTAL SIZE

+/- 1,528 SQFT

PARKING

2 Stalls

ZONING

CD-1

PROPERTY TAXES

Contact Listing Agent

PID

032-688-687

LEASE RATES**BASIC RENT**

\$60.00/FT

ADDITIONAL RENT

\$19.34/FT

MONTHLY RENT

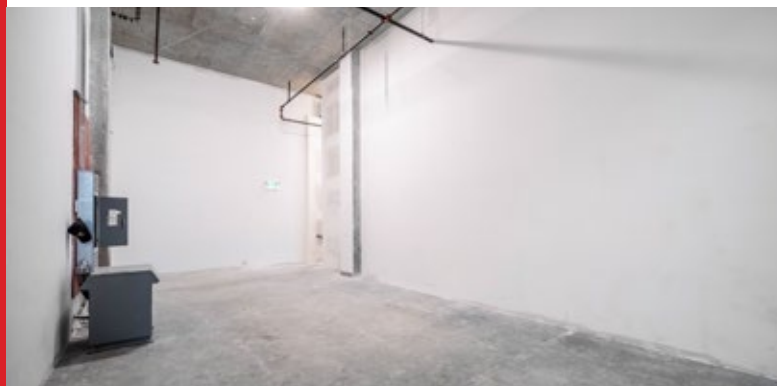
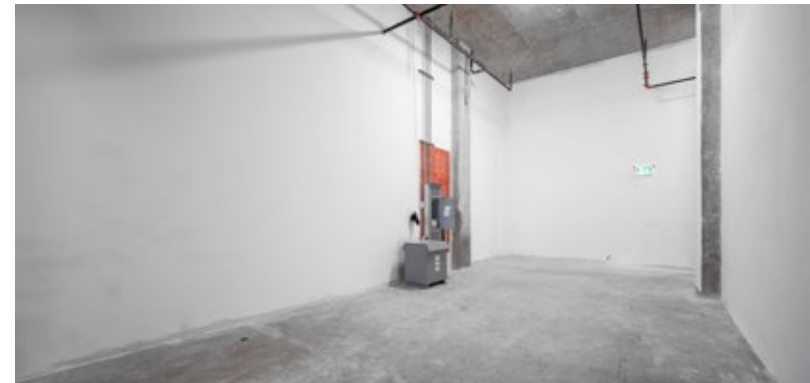
\$10,102.63 + GST

SALE DETAILS**STRATA FEES**

\$746.80

PRICE

Contact Listing Agent





LOCATION

Strategically positioned just minutes from Vancouver International Airport, Marine Gateway, and the Marine Drive Canada Line Station, the property also benefits from on-site parking, direct pedestrian access, and excellent signage visibility. Whether you're expanding your business or securing a long-term home for your operations, this is a rare opportunity in one of Vancouver's fastest-growing commercial corridors.

FOR MORE INFORMATION, CONTACT

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DRIVING TIMES

ARTHUR LAING BRIDGE	5 MINS
MARINE DRIVE STATION	5 MINS
OAK STREET BRIDGE	10 MINS
YVR AIRPORT	10 MINS
DOWNTOWN VANCOUVER	30 MINS

ACCESSIBILITY



WALK SCORE

97



BIKE SCORE

86