

948 WEST 7TH AVENUE, VANCOUVER
FULLY BUILT-OUT TURN-KEY OFFICE

**FOR
SALE**



WILLIAM | WRIGHT



SUTTON - PREMIER REALTY

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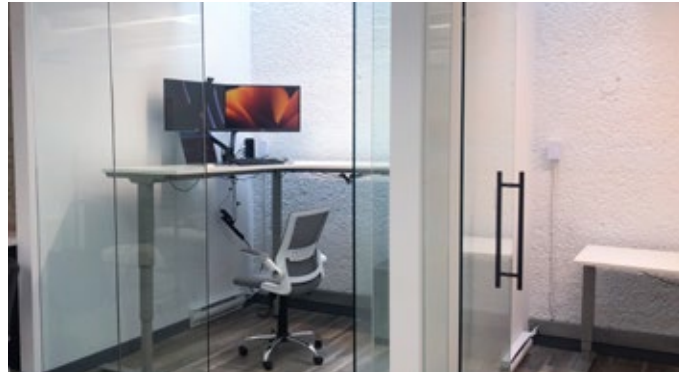
ANDREW YOUNG
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For Sale Fully Built-Out Turn-Key Office Space in Vancouver

948 West 7th Avenue offers an exceptional opportunity for owner-occupiers or investors to acquire a fully built-out, turn-key office space in one of Vancouver's most desirable commercial neighbourhoods. With flexible zoning and high-quality improvements throughout, the space is well-suited for a wide variety of professional, creative, or medical users.



**Fully Built-Out
Turn-Key Office**



**Efficient
Layout**



Flexible Zoning



Prime Location



**948
West 7th Avenue
Vancouver**

Salient Facts

SIZE
+/- 1,680 SQFT

ZONING
FM-1

PARKING
Contact Listing Agents

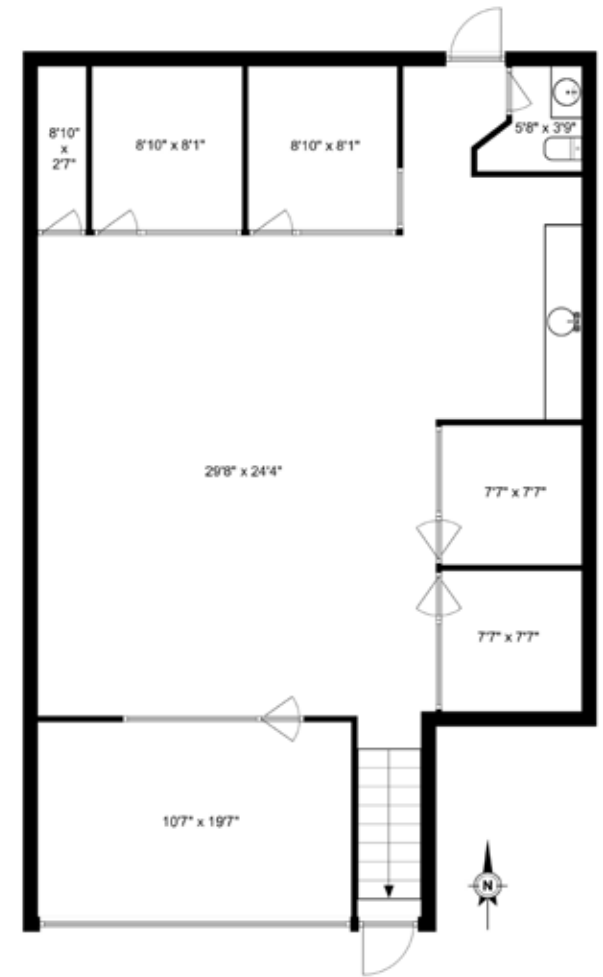
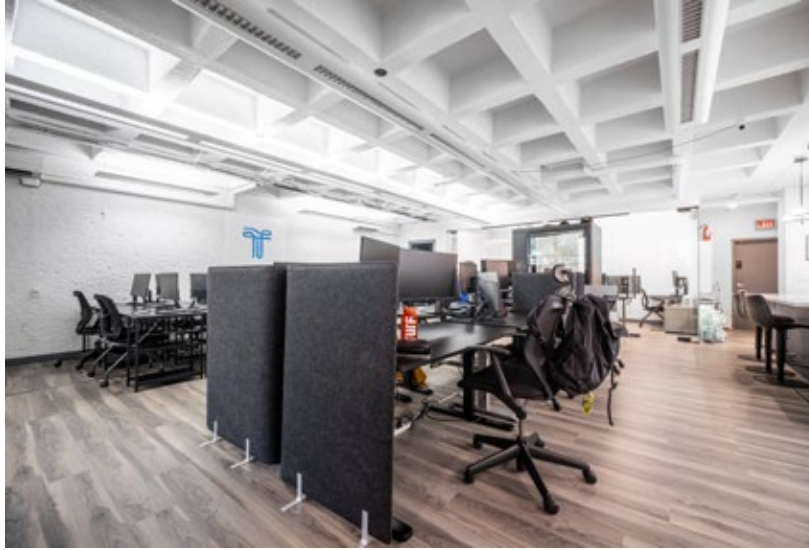
PROPERTY TAXES
Contact Listing Agents

STRATA FEES
Contact Listing Agents

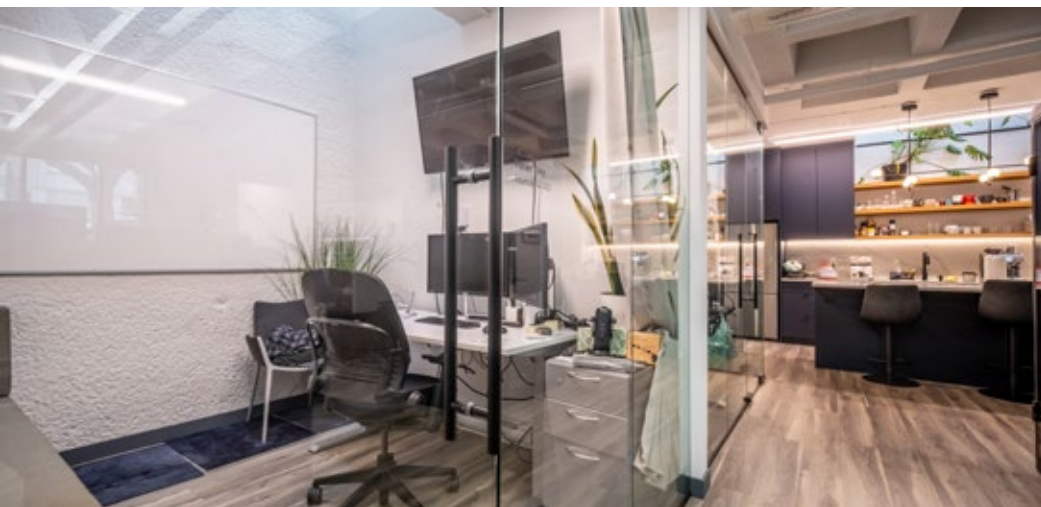
PID
003-580-784

LEGAL DESCRIPTION
STRATA LOT 1 DISTRICT LOT 526
STRATA PLAN VR. 186 TOGETHER
WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE
UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1.

PRICE
\$1,899,000.00



Disclaimer: Measurements are approximate and shall be verified by the Buyer if deemed important.





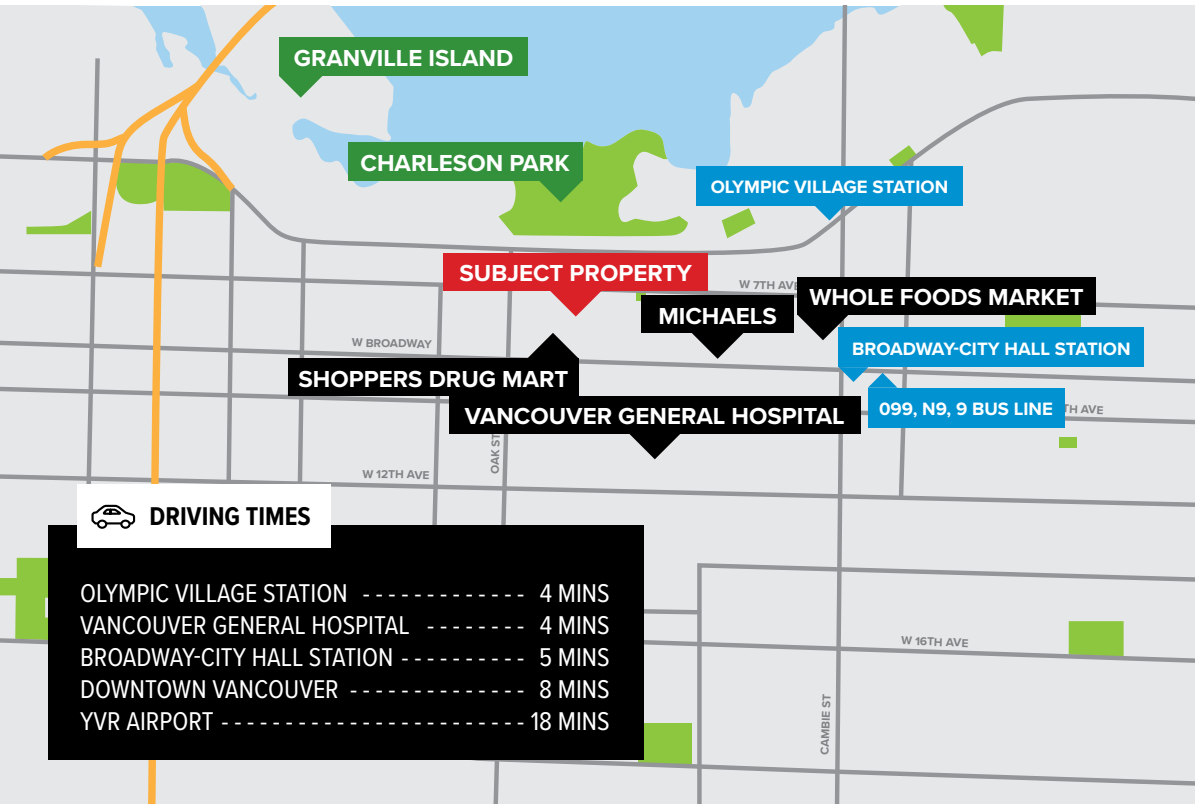
WALK SCORE
98



TRANSIT SCORE
82



BIKE SCORE
74



Location & Transit

Positioned just off Cambie Street and West Broadway, this central Vancouver location offers outstanding connectivity and lifestyle benefits. Surrounded by a dynamic mix of amenities, public transit options, and established businesses, the area continues to thrive as a hub for innovation and professional services.

For More Information Contact

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