



FOR LEASE

1620 WEST 3RD AVENUE
Vancouver, BC



PRIME SPACE IN HIGH TRAFFIC LOCATION

Value Property Group
(604) 606-7016
info@valueindustries.com



SCAN ME

400 – 1245 W. Broadway
Vancouver, BC V6H 1G7
www.ValueGroupProperties.com

FOR LEASE

1620 West 3rd Ave.
Vancouver, BC

OPPORTUNITY

Centrally located on West 3rd Avenue, between Pine and Fir Streets, this location is easily accessed by pedestrians, motorists and public transit users.

HIGHLIGHTS

- 1436 square feet
- Large street frontage
- Bright, open space includes large work area and private bathroom
- Great for take-out business
- Brand new (uninstalled) take-out window included
- Available August 1st, 2026
- IC-1 (Light Industrial & Mixed Commercial Use)

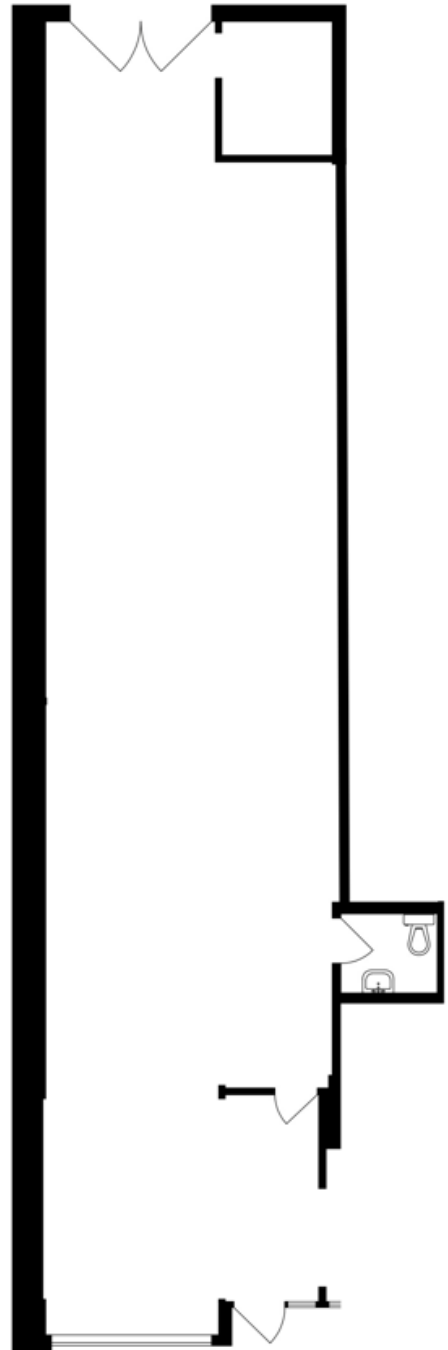
ASKING LEASE RATE

Please contact for rates.

TAXES & OPERATING COSTS (2026):

Property Taxes: \$13.87/sq. ft.

Common Area Maintenance: \$5.13/sq. ft.
(not including management fee)



Note: The landlord has provided this information as a courtesy only and assumes no liability for its accuracy. All figures should be verified before relying on them. Rates subject to change.

Value Property Group
(604) 606-7016
info@valueindustries.com



SCAN ME

400 – 1245 W. Broadway
Vancouver, BC V6H 1G7
www.ValueGroupProperties.com