

FOR SALE | RETAIL STRATA

188 SMITHE STREET
VANCOUVER, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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FOR SALE

188 SMITHE STREET, VANCOUVER, BC

THE OPPORTUNITY

Lee & Associates Vancouver is proud to present the exclusive opportunity to acquire a fully leased, renovated strata retail property on a highly visible corner in one of the most popular neighborhoods in Vancouver. The property is a corner unit with high ceilings and currently used as a fitness facility.

SALIENT DETAILS

Civic Address	188 Smithe Street, Vancouver, BC, V6B 6A9
Legal Description	SL 1-4 False Creek Strata Plan LMS1588
Zoning	DD - Downtown District
Area	Main floor 3,142 SF Mezzanine 325 SF Storage 314 SF Total 3,781 SF
Tenancy	Leased to Rize Fitness Inc. until October 31, 2026
Assessed Value	\$4,545,400 (2025)
Property Taxes	\$52,869.26 (2025)
Asking Price	\$4,500,000



INVESTMENT HIGHLIGHTS

- » Corner retail strata unit
- » +/-17 ft ceiling heights
- » Fully leased to Rize Fitness
- » Yaletown location

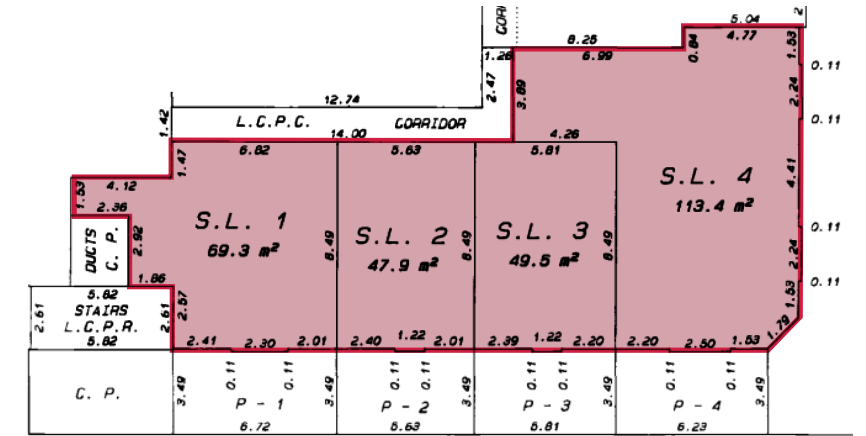


FOR SALE

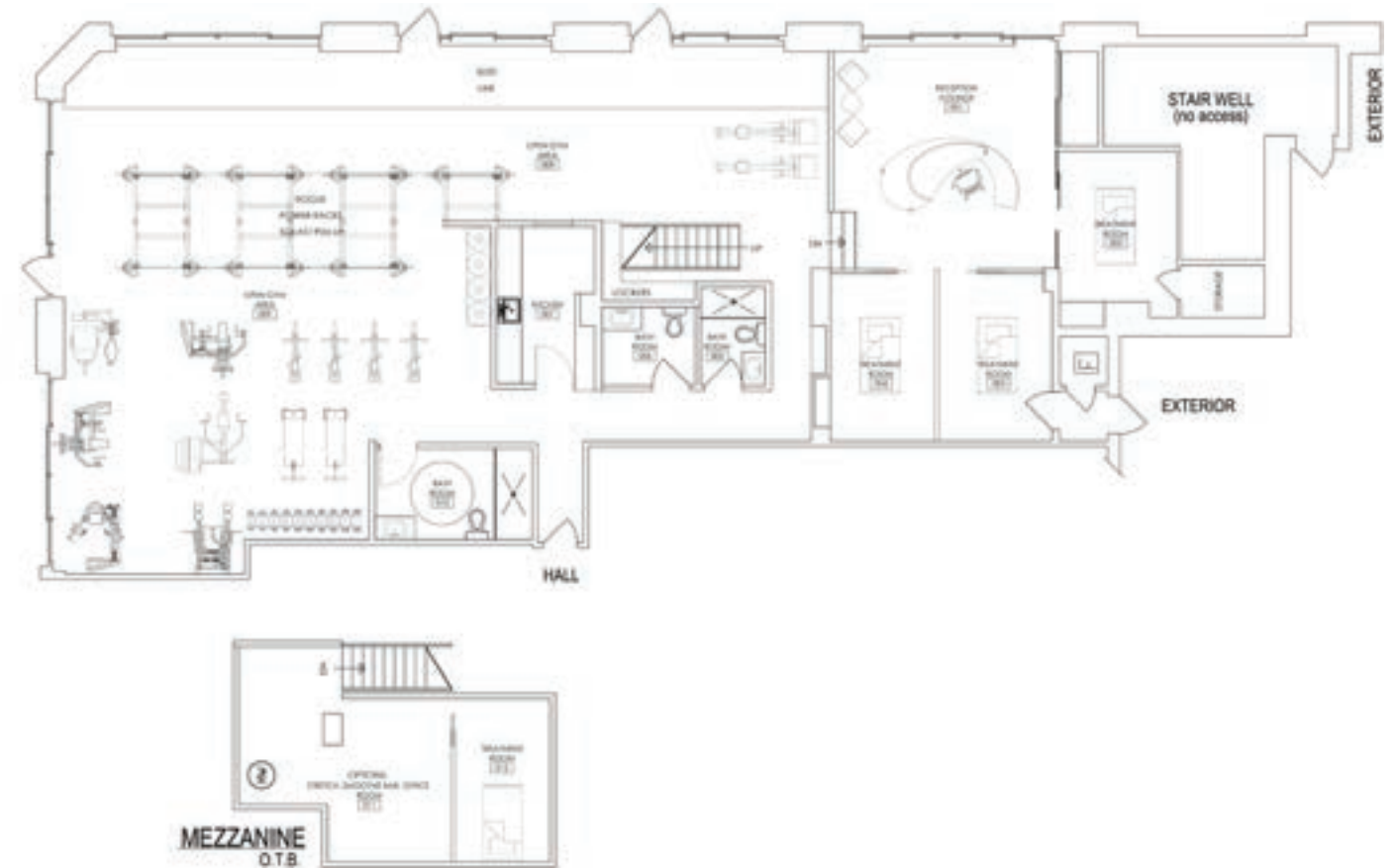
188 SMITHE STREET, VANCOUVER, BC



STRATA PLAN | S.L. 1-4



SPACE PLAN | AS-BUILT



LOCATION

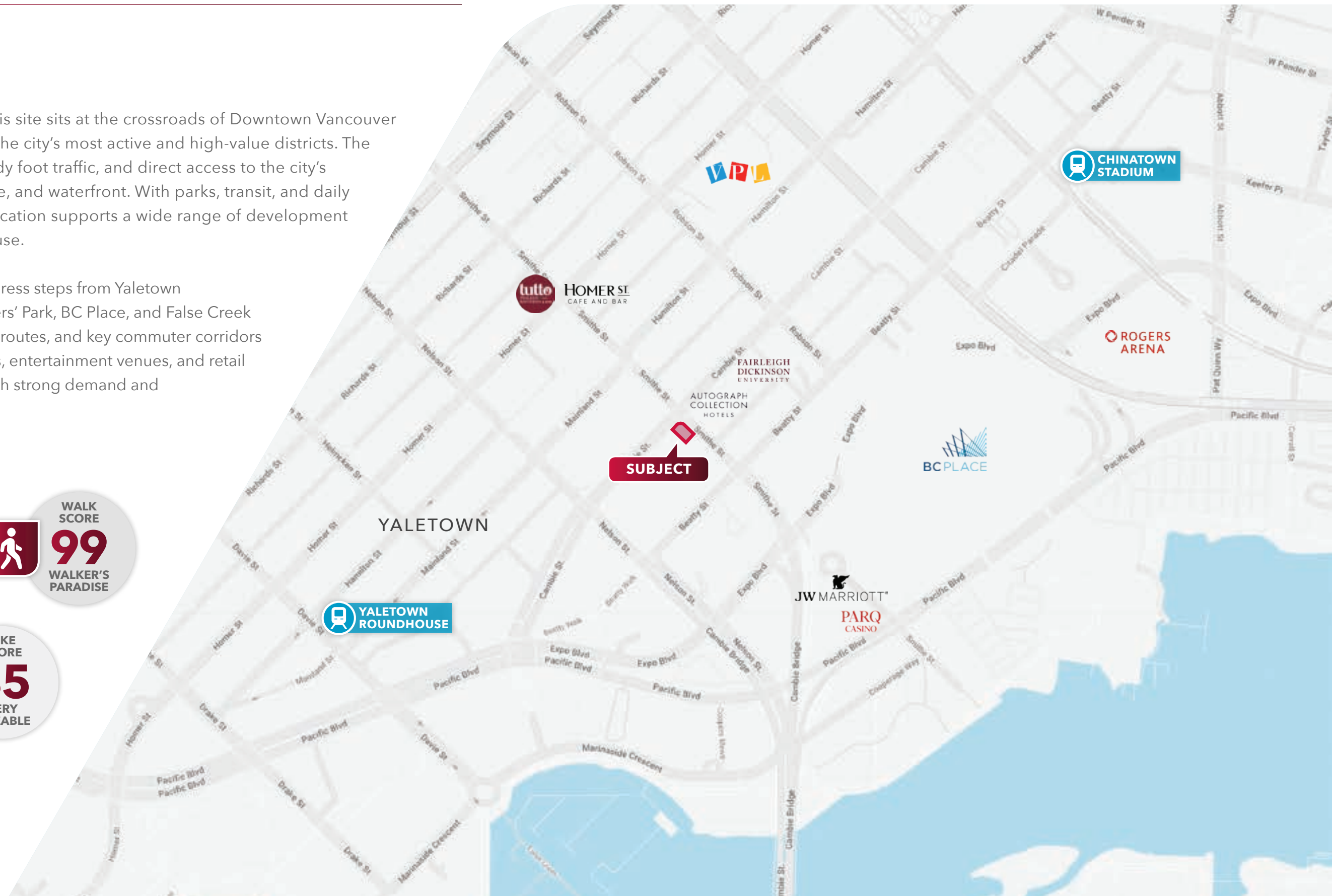
Positioned at 188 Smithe Street, this site sits at the crossroads of Downtown Vancouver and Yaletown, placing it in one of the city's most active and high-value districts. The area offers strong walkability, steady foot traffic, and direct access to the city's business core, entertainment scene, and waterfront. With parks, transit, and daily amenities all within minutes, the location supports a wide range of development visions, from residential to mixed-use.

- » Prime Downtown Vancouver address steps from Yaletown
- » Short walk to the Seawall, Coopers' Park, BC Place, and False Creek
- » Easy access to rapid transit, bike routes, and key commuter corridors
- » Surrounded by restaurants, cafes, entertainment venues, and retail
- » High-density neighbourhood with strong demand and consistent activity

WALK SCORE
99
WALKER'S PARADISE

BIKE SCORE
85
VERY BIKEABLE

TRANSIT SCORE
100
RIDER'S PARADISE



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