



FOR LEASE

1620 WEST 3RD AVENUE
Vancouver, BC



PRIME SPACE IN HIGH TRAFFIC LOCATION

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



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

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1620 West 3rd Ave.
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OPPORTUNITY

Centrally located on West 3rd Avenue, between Pine and Fir Streets, this location is easily accessed by pedestrians, motorist 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)

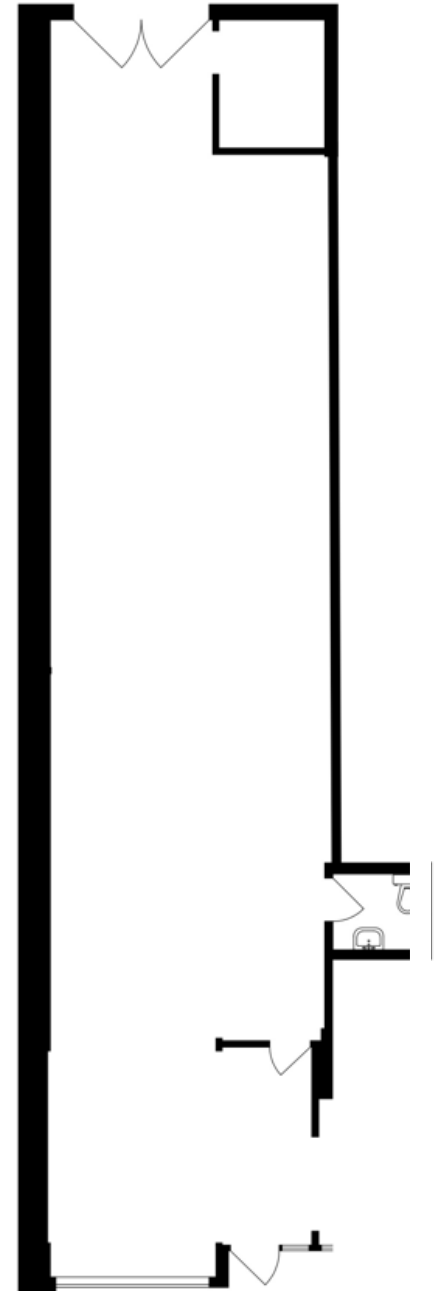
ASKING LEASE RATE

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)



CHECK OUT OUR VIDEO TOUR:

<https://tours.pixlworks.com/1620-2-3rd-vancouver>

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.

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