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RANDAL KUNG - RE/MAX COMMERCIAL

290-3631 No. 3 Road

remaxcrest.ca

Richmond, BC V6X 2B9

FOR SALE/LEASE

RETAIL PROPERTY

# 5308 VICTORIA DR

VANCOUVER, BC V5P 3V7



PRESENTED BY:

**RANDAL KUNG**

Commercial Real Estate Investment

Advisor

+1(604)245.1278

# 5308 VICTORIA DR

VANCOUVER, BC V5P 3V7



## PROPERTY DESCRIPTION

Rarely available street-front commercial unit in the heart of Vancouver East's thriving Victoria Drive corridor. This versatile property offers a highly functional layout with C2 zoning, ideal for a wide variety of uses including retail, professional office, medical, service-oriented businesses, or specialty food operators. The unit features a private washroom, sink, and 1 secure parking stall, adding convenience for both staff and clientele.

For owner-users, this is an excellent opportunity to establish your business in a high-exposure location surrounded by dense residential catchments, schools, restaurants, and neighbourhood amenities, ensuring steady foot traffic and long-term stability.

For investors, the property provides strong leasing potential given its adaptable zoning, central location, and proven demand for small-format retail/office space in Vancouver East. With limited supply in the market, this unit represents a secure investment with potential for steady cash flow and long-term value appreciation.

## 360° VIRTUAL TOUR

## OFFERING SUMMARY

Sale Price:	\$552,000
Lease Rate:	\$2,500.00 per month (NNN)
Available SF:	419 SF
Building Size:	419 SF



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ADDITIONAL PHOTOS

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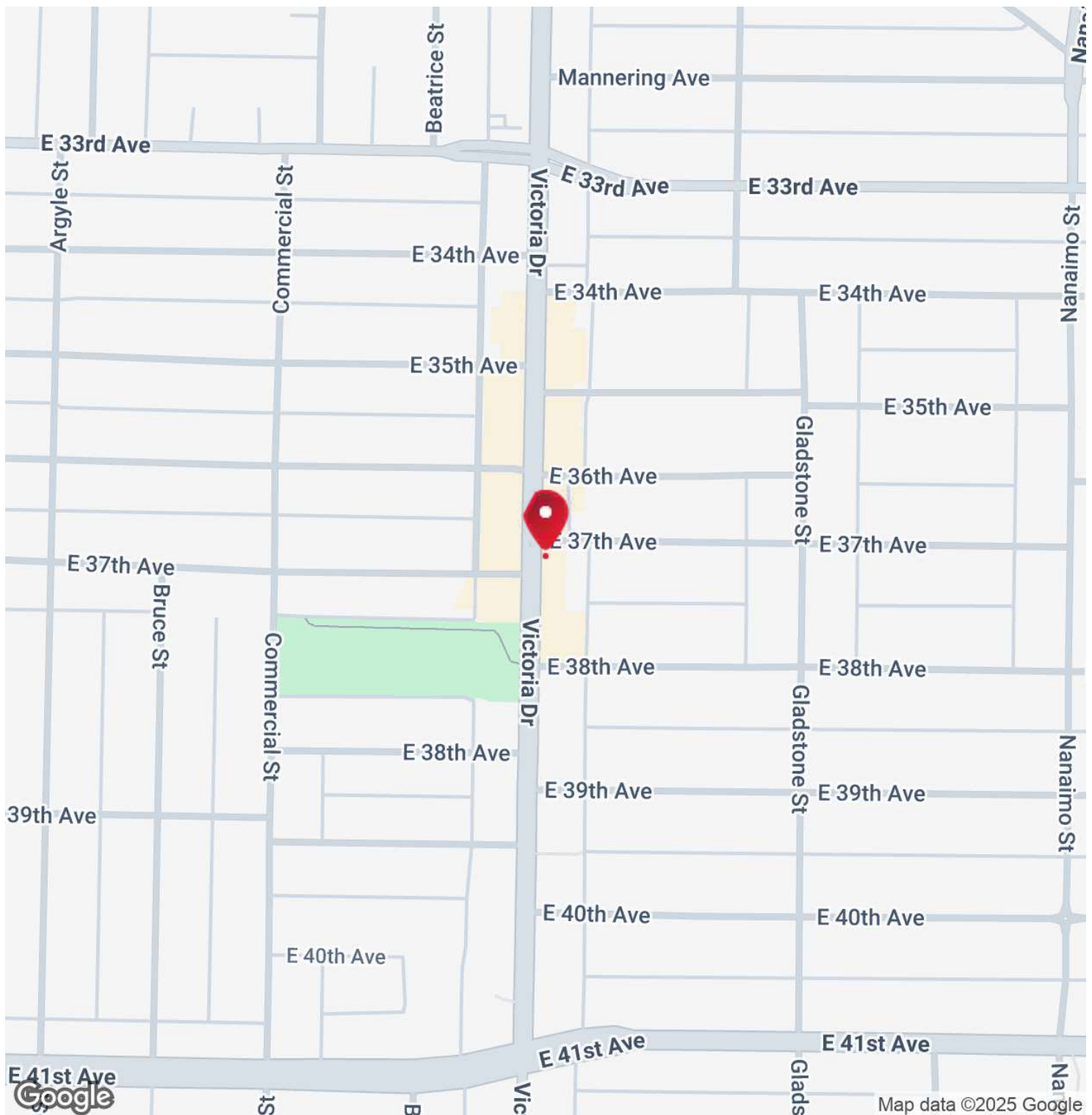
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LOCATION MAP

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