

EXCLUSIVE LEASING OPPORTUNITY

636

COMMERCIAL DRIVE

VANCOUVER, BC



2,744 SF
STAND-ALONE RETAIL | OFFICE
SHOWROOM | MULTI-PURPOSE

AVAILABLE IMMEDIATELY

High-exposure ground-floor
commercial space
Net lease



SCAN FOR DETAILS
AriaAssets.com



HIGH EXPOSURE
On Commercial Drive



HEAVY FOOT TRAFFIC
Vibrant Retail Corridor



TWO PRIVATE
PARKING STALLS



REAR LOADING
Access



FLEXIBLE
RM-4 Zoning



A RARE STAND-ALONE OPPORTUNITY

RETAIL | OFFICE | SERVICE COMMERCIAL



Position your business in the heart of East Vancouver's most recognizable commercial corridor.

Prime ground-level space in the heart of Grandview-Woodland, offering excellent street presence, versatile layout, rear grade loading and dedicated parking.



2,744 SF
LEASABLE AREA



\$25.00
BASIC RENT / SF



\$8.50
ADDITIONAL RENT / SF



5 YEARS
PREFERRED TERM



IMMEDIATELY
AVAILABILITY



NET
LEASE TYPE

PROPERTY HIGHLIGHTS

- Freestanding concrete-block building
- Open and adaptable ground-floor layout
- Rear grade loading door
- Newer roof and HVAC system
- Two dedicated parking stalls
- Excellent visibility and pedestrian exposure
- Flexible RM-4 zoning
- Ideal for retail, office, showroom and service commercial uses



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AriaAssets.com

