

**3518 W 41ST AVENUE, VANCOUVER**  
**FULLY FUNCTIONAL BEAUTY SALON AND SPA**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

**NATHAN ARMOUR**  
PERSONAL REAL ESTATE CORPORATION  
[nathan@williamwright.ca](mailto:nathan@williamwright.ca)  
604.545.0636

**SPECIAL OFFER:**  
Reduced lease rate  
for the 1st year



**Fully functional beauty salon and spa**



**Easily accessible storefront retail unit**



**Prime location with high vehicle and pedestrian traffic**

### **BEAUTY SALON AND SPA**

William Wright is delighted to present an exceptional leasing opportunity - a turnkey beauty salon and spa, located in a highly coveted Kerrisdale district with high-income residents. This fully equipped and furnished retail unit offers an open area for the salon, a kitchenette, and multiple treatment rooms for the spa. With two parking stalls and maximum exposure in a high-traffic area, this salon provides the perfect opportunity to establish or expand your beauty business in this affluent community.



**SIZE**

+/- 3,166 SQFT

**PARKING**

4 Stalls

**ZONING**

C-2

**BASIC RENT**

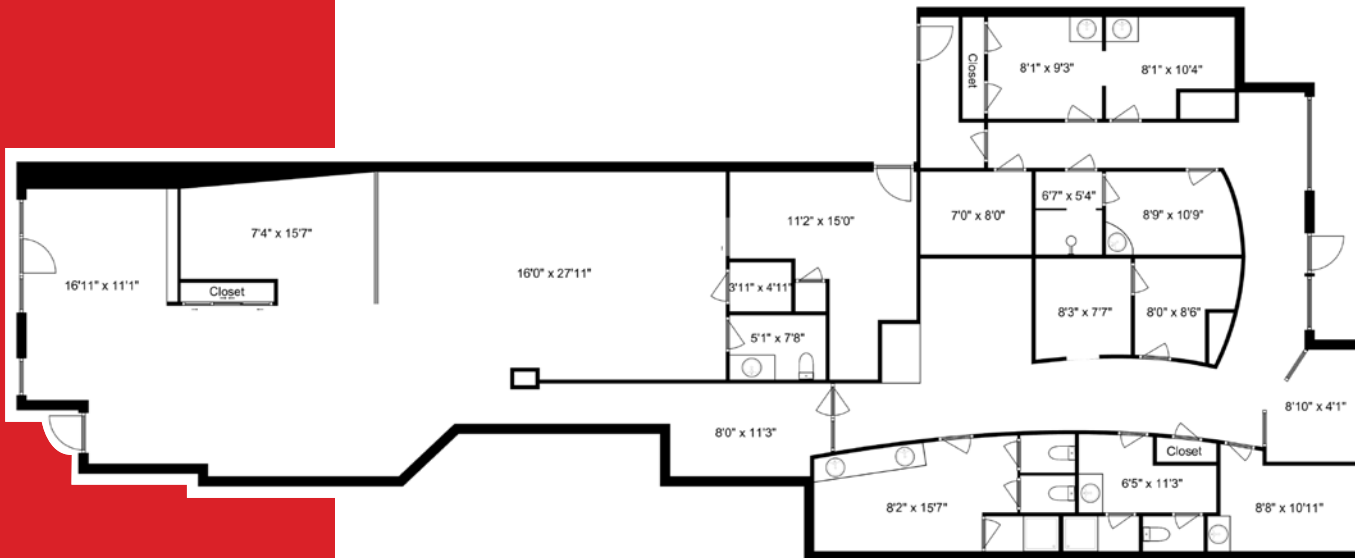
\$28.00/FT

**ADDITIONAL RENT**

\$14.00/FT

**MONTHLY RENT**

\$11,081.00 + GST





## LOCATION

Located in Vancouver's desirable west side, Kerrisdale is a vibrant neighborhood known for its mix of new and old homes, rental and condo apartments, and bustling shopping district. With a diverse population and a high average household income of \$190,350 within a 3km radius, Kerrisdale is a sought-after location for businesses.

## FOR MORE INFORMATION CONTACT

**NATHAN ARMOUR**  
PERSONAL REAL ESTATE CORPORATION  
[nathan@williamwright.ca](mailto:nathan@williamwright.ca)  
604.545.0636