



AVA RETAIL LANGARA

105 W 49 Ave Vancouver BC

Loyalty. Performance. Results

Featuring:

- Street-level Strata Commercial Retail
- Heart of Langara on W 49th Avenue
- **Exceptionally high exposure location**

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*PREC denotes a Personal Real Estate Corporation



AVA RETAIL LANGARA

105 W49th Ave
Vancouver BC

Property Summary

Municipal Address
105 W49th Avenue
VANCOUVER, BC

Gross Leaseable Area
~ 854 sq. ft.

Exclusive Parking: 1 stalls

Current Zoning
CD-1 (790)

Permits uses:
Cultural and Recreational Uses
Dwelling Uses
Office Uses
Retail/Cafe/Restaurant Uses
Service Uses

Additional Rent: \$28.00 (2025)
Asking Rate: Contact Agent

Opportunity

State of art and brilliant architectural design developed by ThinkHome, this opportunity offers a street level retail space that allows a variety of uses. Best location on W 49th Avenue by Langara College, AVA is of modern design derived from neighbourhood and community vibe! With extraordinarily heavy traffic and exposure, this is a rare opportunity for your business!

Professional uses are welcomed!

Key Highlights

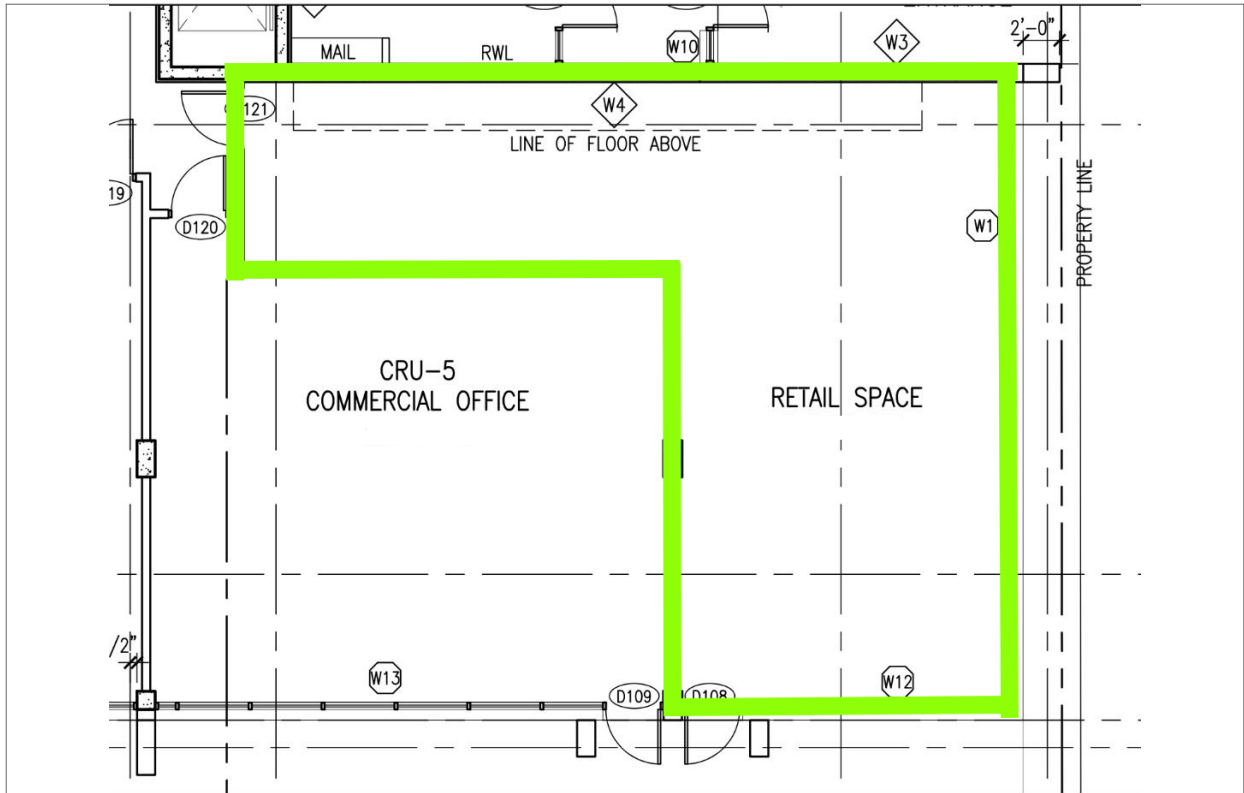
Multiple uses permitted
Exceptional location across from Langara
Cafe ready



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Floor Plan* / Neighbourhood Map



*Floor Plan approximate, shall be verified by Tenant

