

FOR SALE:



935 DENMAN STREET, VANCOUVER

EXCELLENT OPPORTUNITY TO OWN A POPULAR FRANCHISE

LOCATION, LOCATION, LOCATION!! West End High foot & Vehicle traffic on PRIME DENMAN Street!! Famous & well established franchise for sale that has been successfully operating with High Sales for nearly 25 years now! This busy 1337sqft corner store front is equipped with AC and also features added bonus outdoor patio seating! 16,000+ residents within 3 block walking distance to Denman, lots of local regular customers + high tourist count. Long term lease with potential to increase sale with the option to open 24 hours! Contract listing agent JEFF LAM 604.723.4512 for more details to this excellent opportunity.

GVRD
PROPERTIES

205 2607 E 49th Avenue, Vancouver BC V5S 1J9
Sutton Group West Coast Realty - Associates Realty Inc., Brokerage
INDEPENDENTLY OWNED AND OPERATED

JEFF LAM

PERSONAL REAL ESTATE CORPORATION
RESIDENTIAL + COMMERCIAL

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.



**STANLEY
PARK**

**COAL
HARBOUR**

**ENGLISH
BAY**

TRAFFIC

DAILY PEDESTRIAN AVERAGE	7,885
PEAK PEDESTRIAN COUNT	15,830
VEHICULAR DAILY AVERAGE	16,000
RESIDENTS (WITHIN 3 BLOCKS OF DENMAN)	16,261

BUSINESS SUMMARY

Sale Type

Asset or Share Sale

Property

1,337 SF
 Rent: \$10,535.60 monthly
 Property Taxes: \$16.20/psf (Est)
 Lease: Mar 30th 2027 Expiry
 Possible 5 yr Extension - No Demo Clause

Price

\$299,000
 Gross Revenue \$560,000+
 NDA REQUIRED for documents

Transition

Vendor will provide training
 Current Staff: 2FT + 2PT

Popular Downtown Vancouver Franchise Coffee Shop

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Business Details

- Well established operation with loyal customer base
- High daily pedestrian & vehicular traffic
- Annual Sales of \$560,000+ and growing
- Opportunity to extend operating hours to 24 hours

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