

FOR SUBLEASE

252 RAYMUR AVENUE

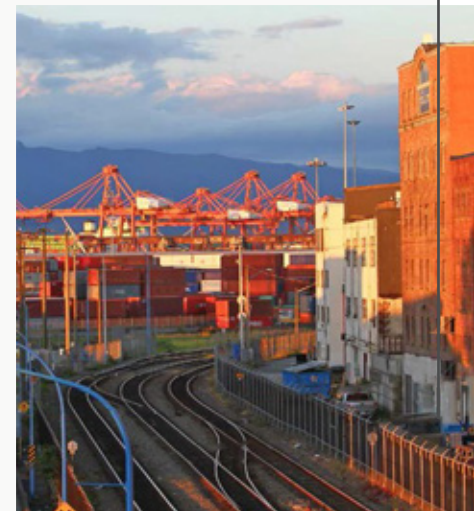
Prime Strathcona Industrial Opportunity





the location

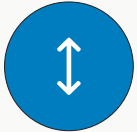
Located in the heart of the rapidly growing Strathcona area, this neighborhood offers a rich mix of amenities and has become a hub for both commercial and residential development. Notable neighbors include Strathcona Beer Company, Les Amis Du Fromage, The Garden Strathcona Café, Hype Chocolate Co., Article, and Prototype Coffee. This property is minutes from downtown Vancouver and adjacent to Railtown, Chinatown, Gastown, and Port Town. Strategically poised for exceptional growth, the area is experiencing a significant influx of new businesses and residents, positioning it well for continued growth. Be a part of Strathcona's dynamic future today.



the features



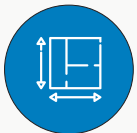
Prime industrial opportunity located in trendy Strathcona



Soaring ceiling heights



Grade level loading



Spacious and functional layout



1 private washroom

salient facts

SIZE¹	863 SF (Approx.)
GROSS RENT:	\$2,250.00/month + GST
ZONING:	M-2 Industrial
HEADLEASE EXPIRY:	January 31, 2029
AVAILABILITY:	Immediately

¹All sizes are approximate and subject to verification.





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Walker's Paradise

Daily errands do not require a car

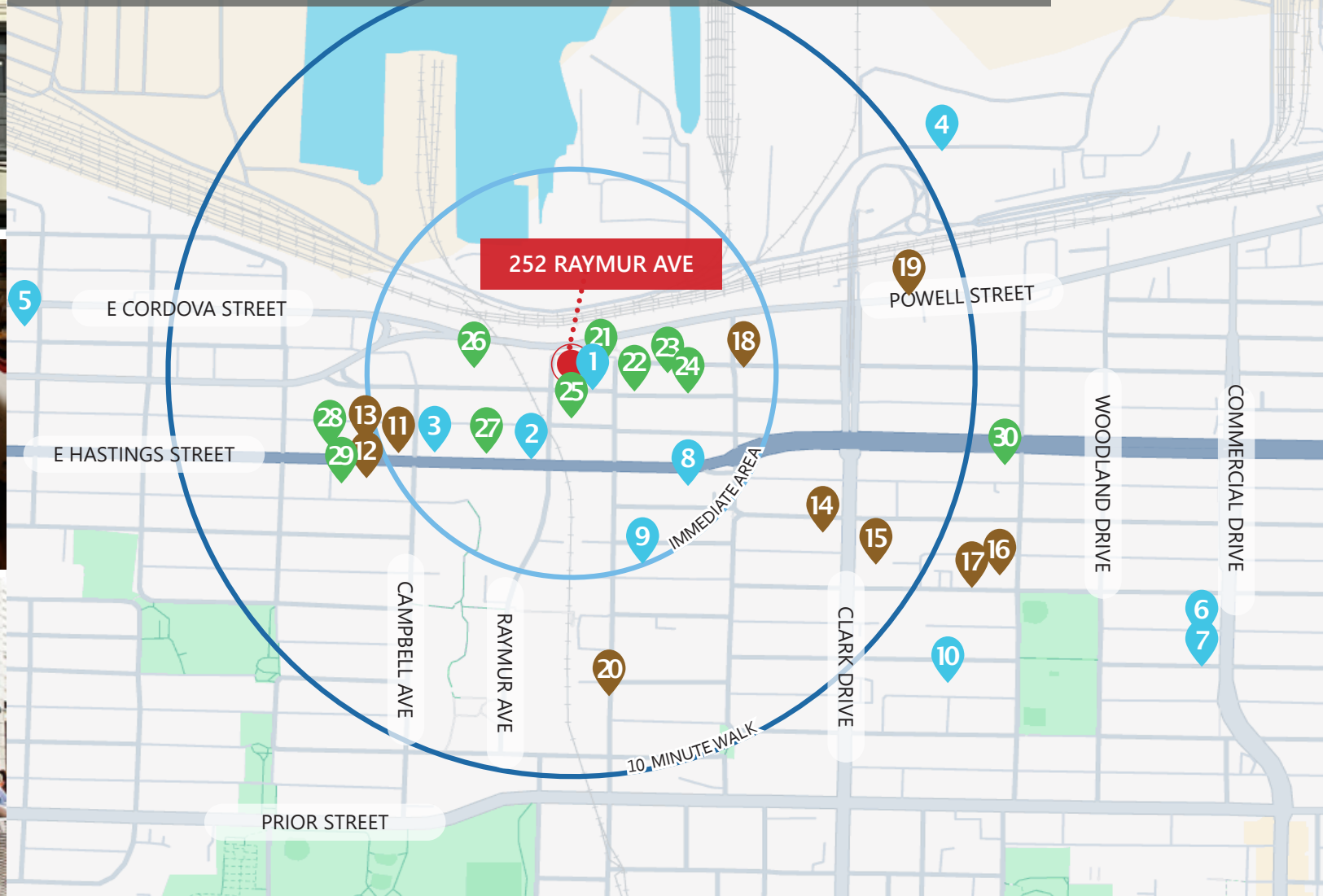
Data sourced from walkscore.com



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Excellent Transit

Transit is convenient for most trips.



RESTAURANTS

- 1. Focacciaza
- 2. Pho Khanh Express
- 3. Liquids + Solids
- 4. Aleph Eatery
- 5. Dosanko
- 6. Pepinos
- 7. Caffé La Tana
- 8. Pink Pearl
- 9. Riz Sushi
- 10. Takenaka

CRAFT BREWERIES + CAFES

- 11. Strathcona Beer Company
- 12. The Garden Strathcona
- 13. Prototype Coffee
- 14. Superflux Beer
- 15. Yuán Coffee
- 16. Timbertrain Coffee Roasters
- 17. Earnest Ice Cream
- 18. Container Brewing
- 19. Powell Brewery
- 20. Superflux Beer Company

SHOPS + BUSINESSES

- 21. By Yours Truly Floral Studio
- 22. Win Full Foods
- 23. Franklin Sign and Classic Neon
- 24. Avelyn Event Stylist
- 25. Foundry Commercial Kitchens
- 26. Crane Photography Studios
- 27. Moonlight Natural Pet Store
- 28. les amis du FROMAGE
- 29. Article
- 30. Mike's NOFRILLS



Contact Us

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