

# **Retail Opportunity FOR LEASE**

## **4280 Slocan Street, Vancouver**



- The Opportunity:** To lease a 1,292 sq.ft. retail space in a vibrant residential neighbourhood at 4280 Slocan Street. Open layout with some outdoor space, ideal for customization. The landlord has upgraded the frontage to enhance retail exposure and refreshed the interior. C-1 zoning allows for a wide range of uses such as flower shop, corner store, bubble tea, café, office, medical/dental, and more. Two occupied residential units above provide built-in community presence.
- Location:** Strategically located near E.29th Avenue SkyTrain Station and Slocan Park, this property offers excellent accessibility and visibility.
- Subject Area:** 1292 square feet
- Lot Size:** 30' x 112.4'

**Macdonald Realty Westmar | #203 – 5188 Westminster Hwy | Richmond, B.C. V7C 5S7**

Disclaimer: Information shown herein was provided by sources deemed to be reliable and is believed to be accurate, but no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices subject to change without notice.



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## **Property Information:**

**4280 Slocan St, Vancouver**

Subject Area: 1292 s.f.

Lot Size: 30' x 112.4'

Basic Rent: \$27/SF/Annum

Additional Rent: \$11.50/SF/Annum

Gross Monthly Rent: \$4145.17

Availability: Immediately



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**Features:**

- Handicap Accessible
- Ample street parking
- Designated parking at rear
- Washroom
- Built-in Cool Room (previously used for flower shop)
- New paint
- Extra yard space available outside of square footage

For More Information, Please Contact

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