

FOR LEASE

101 4416 West 10th Ave

Vancouver BC V6R 2H6



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Real estate for the planet

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101 4416 West 10th Avenue, Vancouver BC V6R 2H6

The Location

This space is located in Point Grey Village on Vancouver's Westside.

The property sits on a MAJOR east-west public transit route from Commercial Drive, along the entire Broadway Corridor to UBC.

Point Grey Village commercial tenants include:
BMO CIBC, Royal Bank, TD, Home Hardware, Life Labs, and many professional health services, groceries, and food service establishments just to name a few.



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The Opportunity

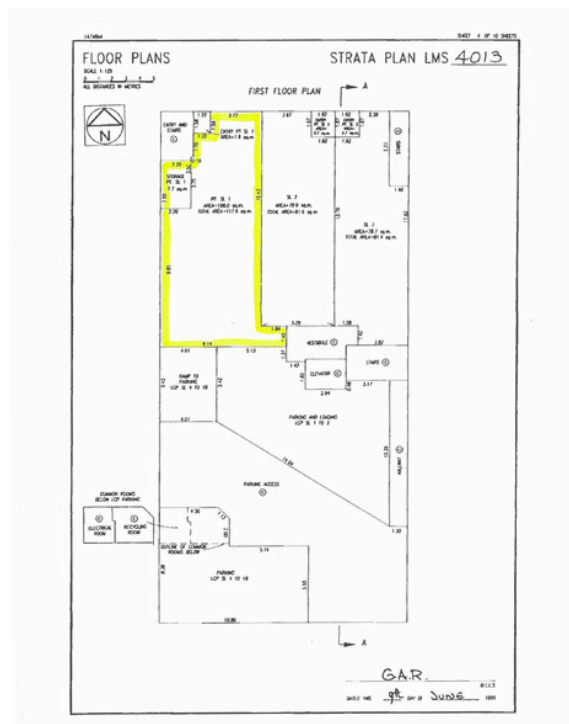
This is a north-facing store front lease opportunity located near the corner of Trimble and West 10th Avenue.

The unit is a retail street level commercial unit in a 4 storey, 18-unit strata-titled mixed-use building.

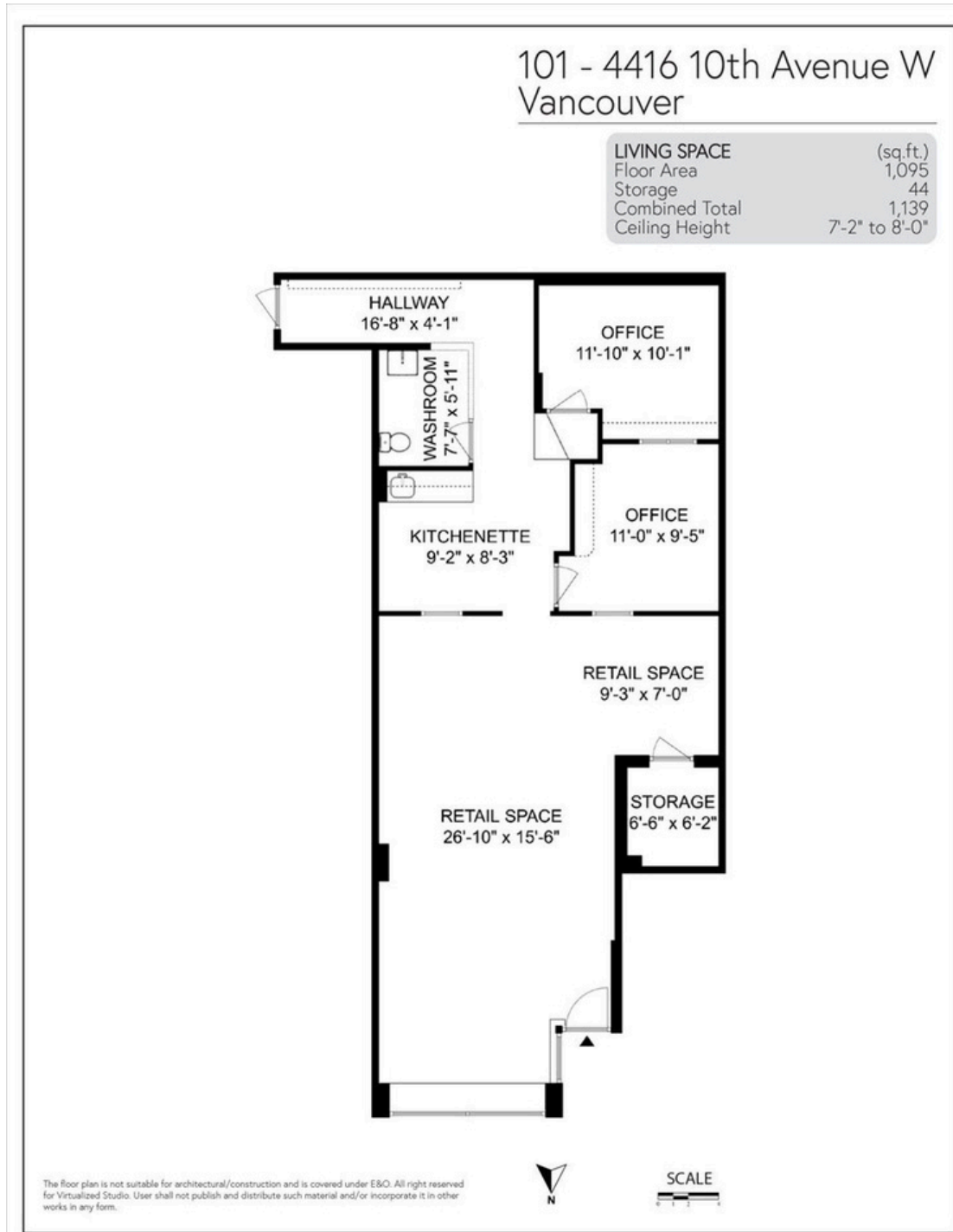
The subject space is 1095 SF, air-conditioned space, and has floor to ceiling window exposure to the street; providing excellent street appeal and retail exposure.

The space is demised into a front retail or office area; multiple storage areas, private office area, staff eating area, and staff bathroom.

The area under the front outside stairs of the building is a bonus storage area accessible from within the unit; and is closed and secure; this is a BONUS area and is not included in lease square footage calculation.



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Salient Facts

Civic address: 101 4416 West 10th Avenue, Vancouver, BC
MLS: C8078518

LEGAL: Strata Lot 1 District Lot 540 Group 1 New Westminster District Strata Plan LMS4013 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

PID: 024-608-971;
Actual Use: Commercial Strata Lot;
Zoning: C-2A
Taxes (2025): \$15,303.50;

IMPROVEMENT 18-unit concrete strata-titled building;
Building size: 11,021 SF;
Storeys: 4 floors;
Loading: Commercial common loading area;

SUBJECT PROPERTY Strata Lot (for lease);
Lease SF 1,095 SF;
A/C: Yes;
Exposure: North;
Parking: Covered; Exclusive use of (1) parking stall;
Improvements: Large demised retail/office area , private office area, staff eating area, storage areas;
Availability: July.01.26
Additional Rent: \$22.18 psf (approx);
Price: \$28.50 PSF NNN;

Total gross rent is \$4,624.55 per month (approx.)

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advice, make this submission subject to sale or lease, change in price and terms and withdrawal without notice.
Macdonald Realty Ltd., Gordon V Sing Personal Real Estate Corporation