

### 235 & 245 W 7th Ave

Vancouver, BC V5Y 1L9



# Retail space for lease

**235 W 7th Avenue:** 4,032 sf **245 W 7th Avenue:** 886 sf

Property is located on West 7th Ave in the heart of the Mount Pleasant neighbourhood. It has access to all modes of transportation and is 550 metres away from Broadway-City Hall Skytrain Station.

#### Available immediately



\$19 sf/yr lease rate



Access to all modes of transportation



Loading bay off the alley

For further information

**Aaron Burry** 

Principal and Client & Asset Advisory Services - Western Canada +1 604.757.4991

avisonyoung.ca

# Additional information

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#### Additional rent (2025 estimate)

Realty Taxes: \$9.46 psf.

Operating Expenses: \$3.67 psf. Management Fee: 5% of Base Rent

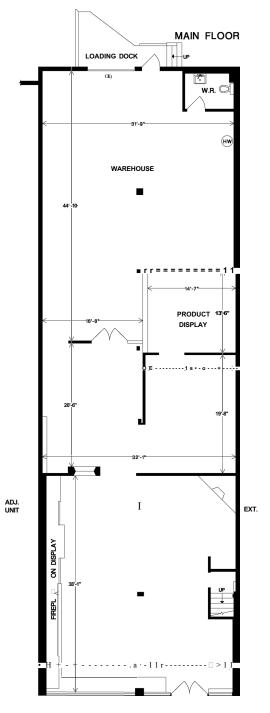


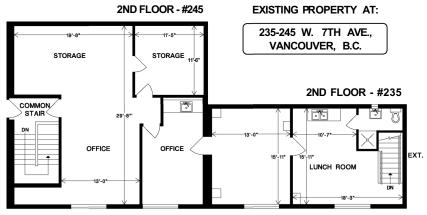


# Floor plan

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#### \*OCCUPANT AREA

2ND-#235 (Office) 572 SQ.FT. 2ND-#245 (Office) 886 SQ.FT. MAIN (Ware.) 3460 SQ.FT. \* TOTAL 4918 SQ.FT.

> 1n accordance with Industrial Buildings: Standard Methods of Measurement (ANSI/BOMA 265.2 • 2019)



# Additional images

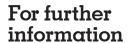
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