



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

235 & 245 W 7th Ave
Vancouver, BC V5Y 1L9

Additional rent (2025 estimate)

Realty Taxes: \$9.46 psf.

Operating Expenses: \$3.67 psf.

Management Fee: 5% of Base Rent



**For further
information**

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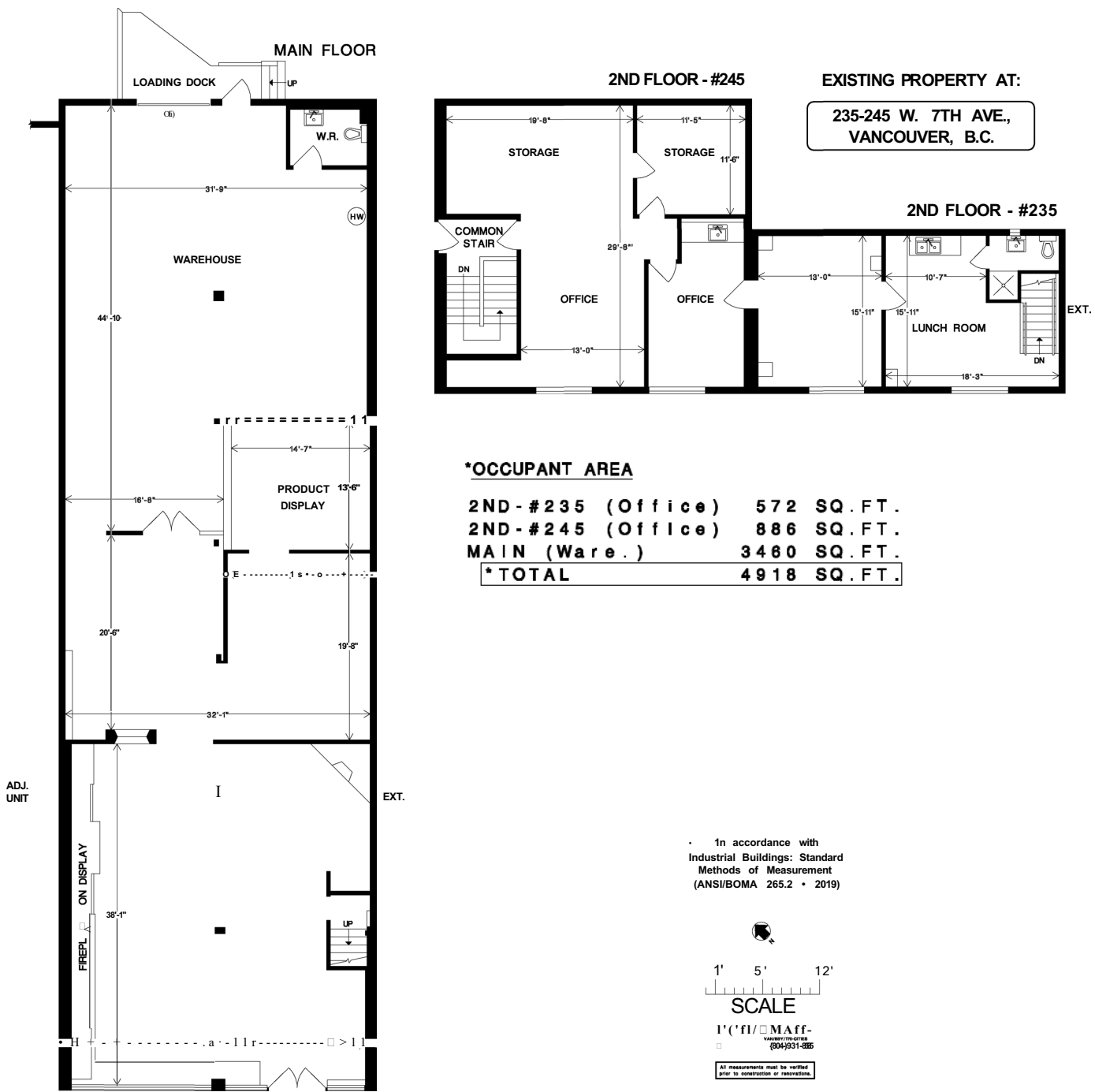
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Floor plan

235 & 245 W 7th Ave

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Additional images

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