



## 3487 Kingsway, Vancouver, BC

### RETAIL SPACE AVAILABLE

Very busy block on north side of Kingsway, in the middle of Joyce Street and Boundary Road. Street front space, wide frontage and large window bring ample natural light and great exposure. Newly installed flooring, baseboard heating, on-site caretaker can respond quickly. Free street parking, C-2 zoning, suitable for a wide range of businesses such as retail, personal services, education, etc.

### Yang Yang

Personal Real Estate Corporation

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*This communication is not intended to cause or induce breach of an existing agency agreement.*

#### Size

595 sq.ft.

#### Zoning

C-2 permitting a wide variety of commercial usage

#### Parking

Ample street parking

#### Total Gross Rent

**\$3,000.00 per month**

plus GST/hydro and utilities