

FOR LEASE

1706 WEST 4TH AVENUE

Vancouver, BC



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1706 WEST 4TH AVENUE

Vancouver, BC

OPPORTUNITY

This offering provides the opportunity to lease a corner automotive-related property.

LOCATION

Located on the south side of West 4th Avenue between Burrard and Pine Streets, this property sits in Vancouver's vibrant retail corridor, just steps from popular destinations such as Tacofino, Fable Kitchen, Ramen Danbo, and Granville Island Public Market. With excellent visibility, accessibility, and surrounding amenities, the site is ideally suited for an owner-user automotive business or an investor seeking a strong commercial property in a high-demand area.

ZONING

The current City of Vancouver zoning of the property is C-2B permitting a wide range of commercial uses.

PROPERTY SUMMARY

PROPERTY ADDRESS

1706 W 4th Avenue, Vancouver, BC

SIZE

50 x 105 ft / 5,250 SF

YEAR BUILT

1928

PROPERTY TAX (2025)

\$48,674.50

BASIC RENT

Contact Agent

ADDITIONAL RENT

Approx. \$5,000 per month (2026)

AVAILABILITY

With notice

OPTION TO PURCHASE BUSINESS

Contact Agent

PROPERTY FEATURES

- » Single-story, wood-frame building
- » Three active service bays
- » Five loading bays available
- » Flexible expansion potential with the ability to convert unused bays into additional service bays
- » Excellent exposure with strong visibility
- » Suitable for a range of automotive-related businesses



Walnut St

NEARBY AMENITIES

1. Tacofino
2. Tractor
3. Fable Kitchen
4. Kokoro Tokyo Mazesoba
5. Ramen Danbo
6. Ocean Goose
7. Mi Casa Mexicana
8. Elysian Coffee
9. NOFRILLS
10. Prado Cafe
11. Oidé Coffee
12. Afghan Horsemen Restaurant



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