



# FOR SALE & LEASE

High Exposure West Broadway Commercial Building

*409 West Broadway, Vancouver*

Marcus & Millichap



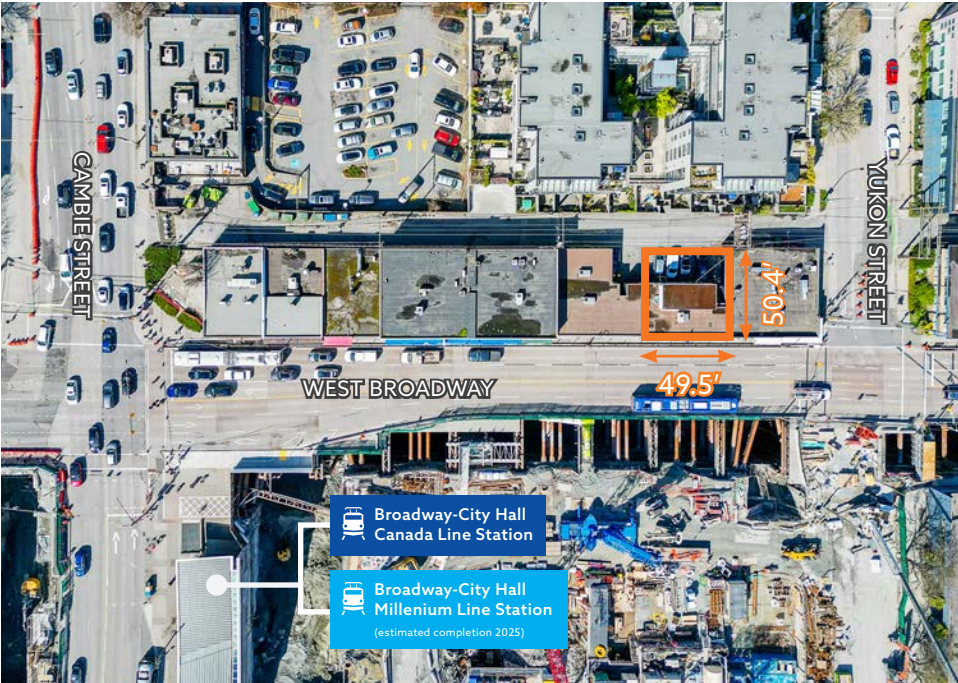
Opportunity Overview

Prime opportunity to purchase or lease a commercial building located adjacent to the corner of West Broadway and Cambie Street – one of the city’s busiest intersections. 409 West Broadway (the “Property”) consists of one legal lot totaling 2,494.80 SF and is improved with a two storey commercial building comprising 1,581 SF of leasable area. The Property has exceptional frontage and is directly across the street from the Broadway-City Hall two-line rapid transit station, providing an unparalleled location for tenants.

Salient Details

Municipal Address:	409 West Broadway Vancouver, BC		
PID:	011-057-327		
Assessed Value (2025):	Land:	\$3,378,000	
	Improvement:	\$8,500	
	Total:	\$3,386,500	
Property Taxes (2025):	\$37,611.50		
Land Area*:	2,494.80 SF (49.5' x 50.4')		
Leasable Area*:	Unit 101 - Ground: 722 SF		
	Unit 102 - Ground: 422 SF		
	Second: 437 SF		
	Total: 859 SF		
Units:	Two		
Zoning**:	C-3A Commercial (3.00 FSR)		
Broadway Plan Designation:	Uptown/Cambie North - Area A (FUCA)		
Tenants:	Vacant		
Net Rent:	Ground: \$100.00 PSF Second: \$30.00 PSF		
Additional Rent:	Contact Listing Agents		
Asking Price:	\$3,200,000		

\*Approximate and subject to confirmation.  
\*\*Tenant is responsible for verifying permissible uses as per the zoning.

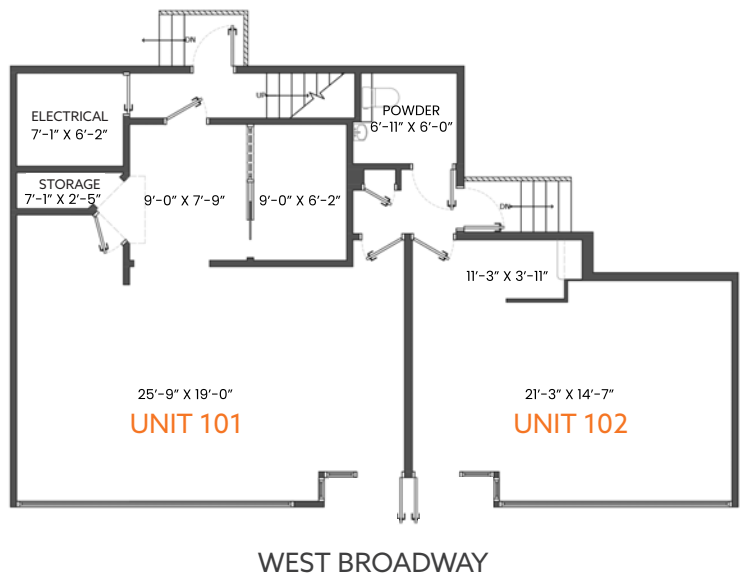


Property Highlights

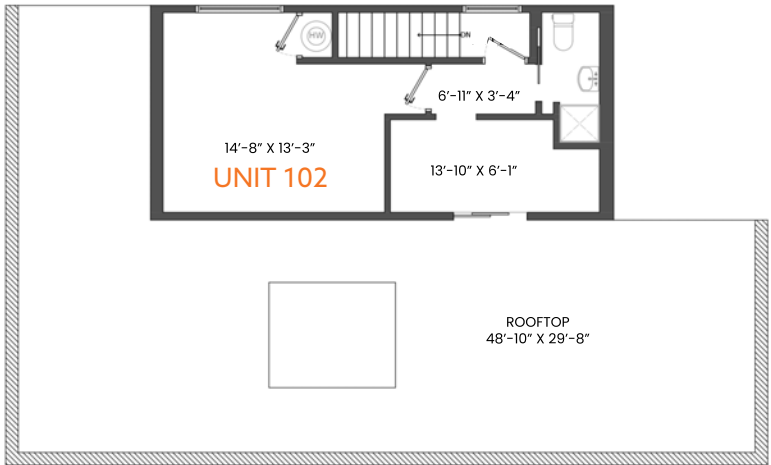
- Prominent location on West Broadway surrounded by an abundance of offices, retailers, restaurants, and services.
- Conveniently located steps from two rapid transit lines (Broadway-City Hall Canada Line and the future Broadway-City Hall Millenium Line), and just a five minute drive to Downtown Vancouver via the Cambie Street Bridge.
- Neighbouring retailers include Whole Foods, London Drugs, The Home Depot, Winners, Homesense, Save-On-Foods, Canadian Tire, Best Buy, BC Liquor Store, as well as many restaurants and cafes.
- Long term development opportunity per the newly endorsed Broadway Plan guidelines.

Floor Plan

Ground Floor



Second Floor



Floor plans shown are approximate and subject to confirmation.





## Contact Information

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