



NEW PRICE

FOR SALE

~3,700-SF Fully Tenanted Retail Investment Property on Granville Street

910 Granville Street, Vancouver

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Property Highlights

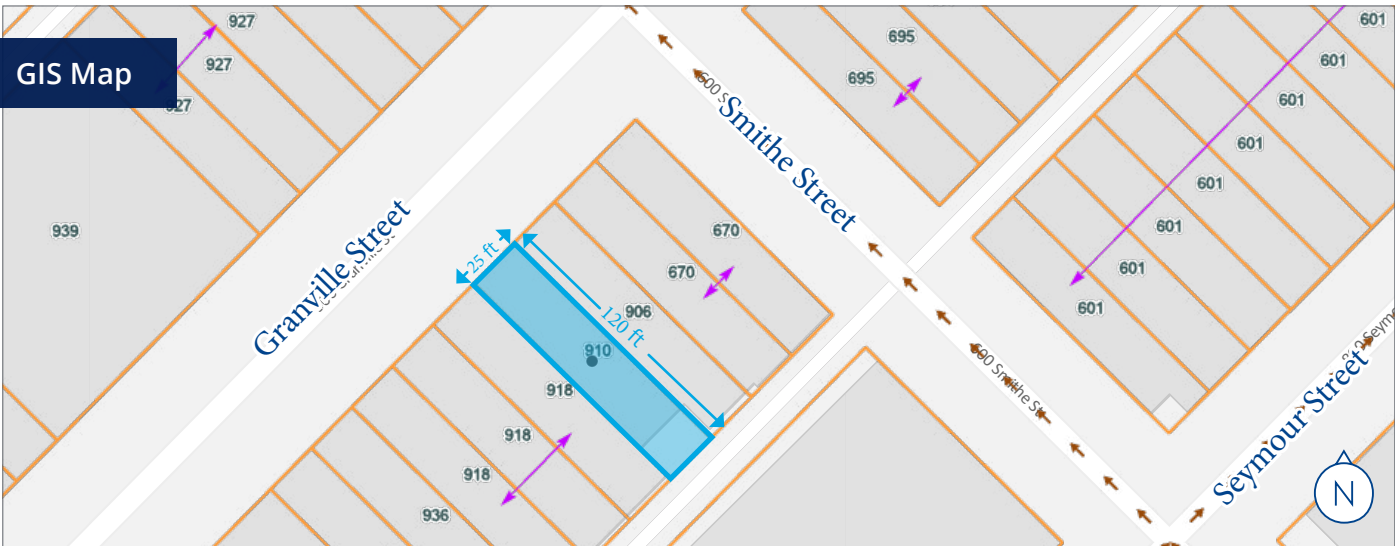


- Retail investment opportunity with strong visibility and 25 ft of frontage on Granville Street.
- Secure, consistent rental income anchored by a recognized long-term tenant.
- Situated in the heart of Downtown, coveted by both residents and businesses.
- Located within Vancouver’s Granville Street Plan and the Granville Entertainment District (GED).
- Well-served by public transit.
- Prime location benefiting from strong tourist foot traffic and proximity to major attractions.

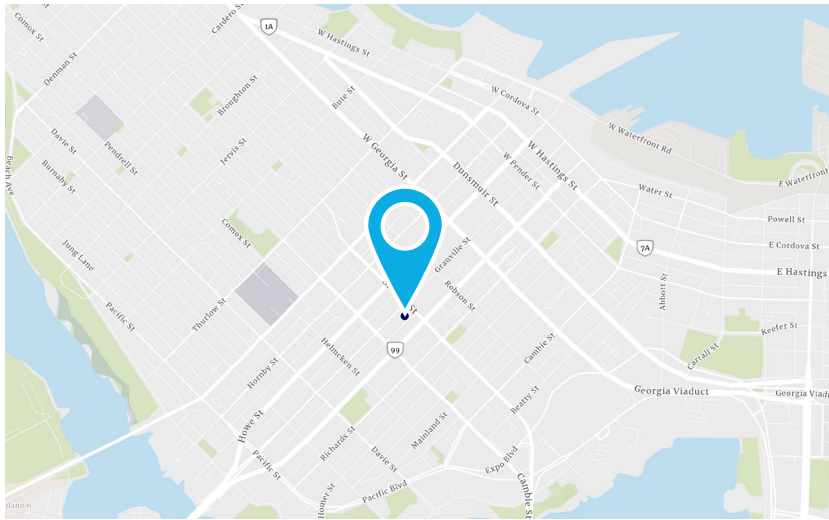


Salient Facts

Civic Address:	910 Granville Street, Vancouver
Legal Description:	LOT 4 BLOCK 73 DISTRICT LOT 541 PLAN 210 PID: 004-753-291
Location:	Located on the east side of Granville Street between Smithe Street and Nelson Street.
Current Improvement:	The Property is improved with a single-storey building with a half basement, currently operating as a restaurant and leased to Roxy Burger, a long term tenant.
Gross Building Area*:	Main Floor ~2,500 SF Basement ~1,200 SF Total ~3,700 SF*
Tenant:	Roxy Burger
Land Area*:	3,000 SF (25 ft x 120 ft)
Land Use:	The Property is currently zoned DD (Downtown District), and located within the Granville Street Plan
Income and Lease Tenure Information:	Contact the listing agents.
Asking Price:	\$4,850,000 \$4,750,000

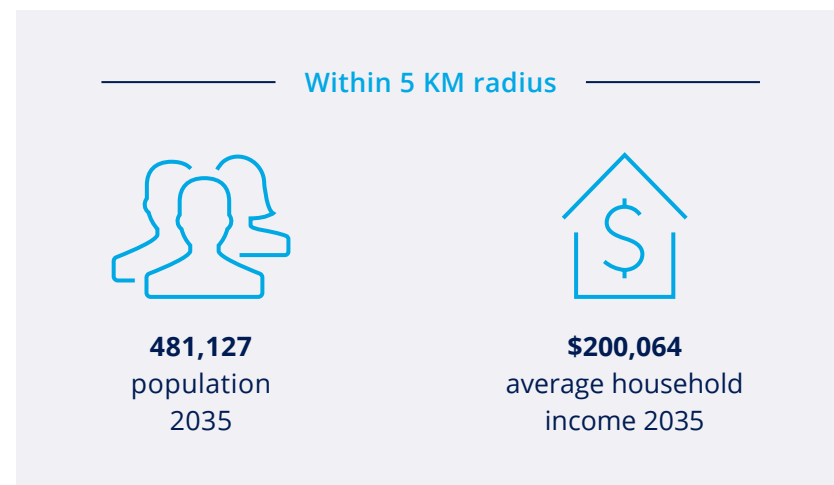


*All measurements are estimates and should not be relied upon without independent verification.

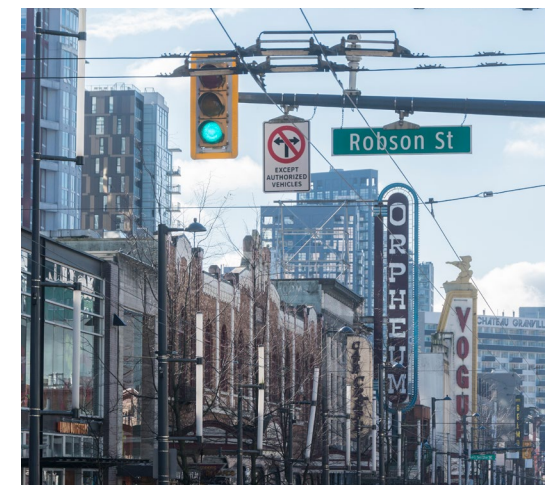


Property *Location*

- Situated in the heart of Downtown Vancouver within the Granville Entertainment District, the Property is surrounded by a wide variety of bars, shops and theatres, including The Vogue Theatre, The Orpheum Theatre, The Commodore Ballroom, among others.
- The Property boasts excellent public transit links, with the Vancouver City Centre SkyTrain Station just a 4-minute walk away, ensuring seamless connectivity.
- The area offers a diverse shopping experience, from unique boutiques to well-known retail brands, with the Property conveniently located just a 3-minute walk from the CF Pacific Centre.
- The Property enjoys a prime spot in a vibrant and established Downtown area that continues to evolve, attracting a high volume of pedestrian traffic.



Source: Colliers HYDRA





Please contact the listing brokers for more details on this offering.

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