

FOR SALE

9,310 SF CENTRALLY-LOCATED STRATA COMMERCIAL SPACE WITH LARGE PATIOS AND ABUNDANT PARKING

1428, 1450, & 1456 WEST 7TH AVENUE, VANCOUVER, B.C.



Marcus & Millichap

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OPPORTUNITY

We are pleased to present the opportunity to acquire the strata commercial unit at 1428 West 7th Avenue, Vancouver, B.C., a well-positioned asset in the heart of Vancouver, suitable for both investors and owner-users. The Subject Property is situated just steps away from the new Broadway & Granville Millennium Line station, and also features an abundance of on-site parking and access to key cycling routes. The Subject Property benefits from a range of retail amenities in the nearby South Granville shopping district. Bordering Kitsilano, The Armoury District, South Granville, and Fairview, this is one of the most centrally-located opportunities available in Vancouver.

SALIENT DETAILS

Municipal Address:	1428, 1450, & 1456 West 7th Avenue, Vancouver, B.C.
Zoning:	C-3A – A wide range of uses are permitted.
Year Built:	1991
Floor Areas*:	Ground Floor: 502 SF Second Floor: 9,339 SF Second Floor Patio: 5,786 SF (see page 4)
Parking:	Strata Lot 2 (Ground Floor): 2 Strata Lot 3 (Second Floor): 24 + 3 Storage Shared Commercial Visitor Stalls: 5 Exclusive Parking Stalls: 26 Underground Stalls
Asking Price:	Please Contact Listing Agents

**Per Measure Masters (BOMA Office Standard) All measurements and dimensions are approximate. To be verified by purchaser if deemed important.*



1428 W 7TH AVENUE



HIGHLIGHTS



Interior Area: Approximately 9,310 SF



Outdoor Space: Approximately 5,786 SF



Exclusive Parking: 26 Underground Stalls



Zoning - C-3A - A wide range of uses are permitted



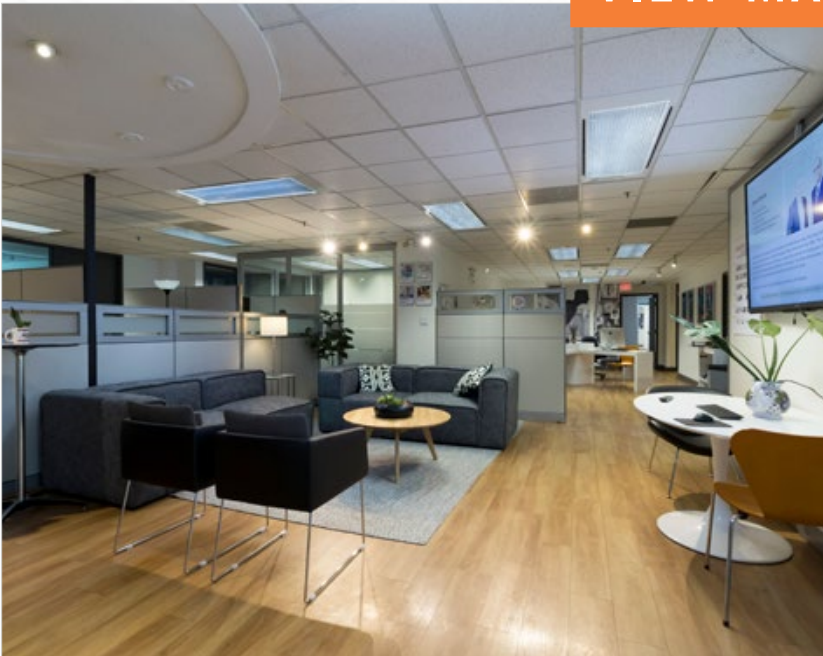
Daycare feasibility study available, with potential layout to accommodate up to 111 children, and other flexible configuration options**

***Buyer responsible for verifying feasibility and securing necessary approvals.*

PROPERTY PHOTOS

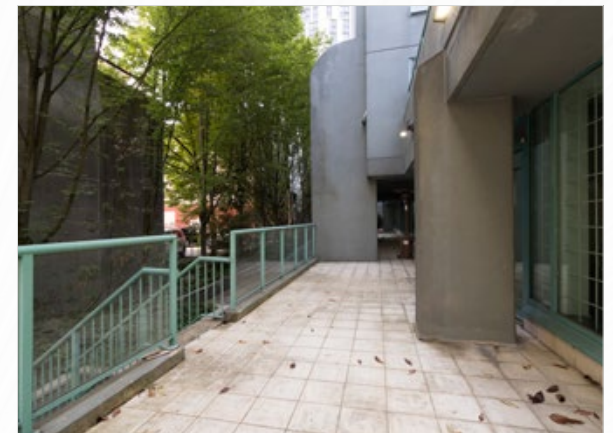
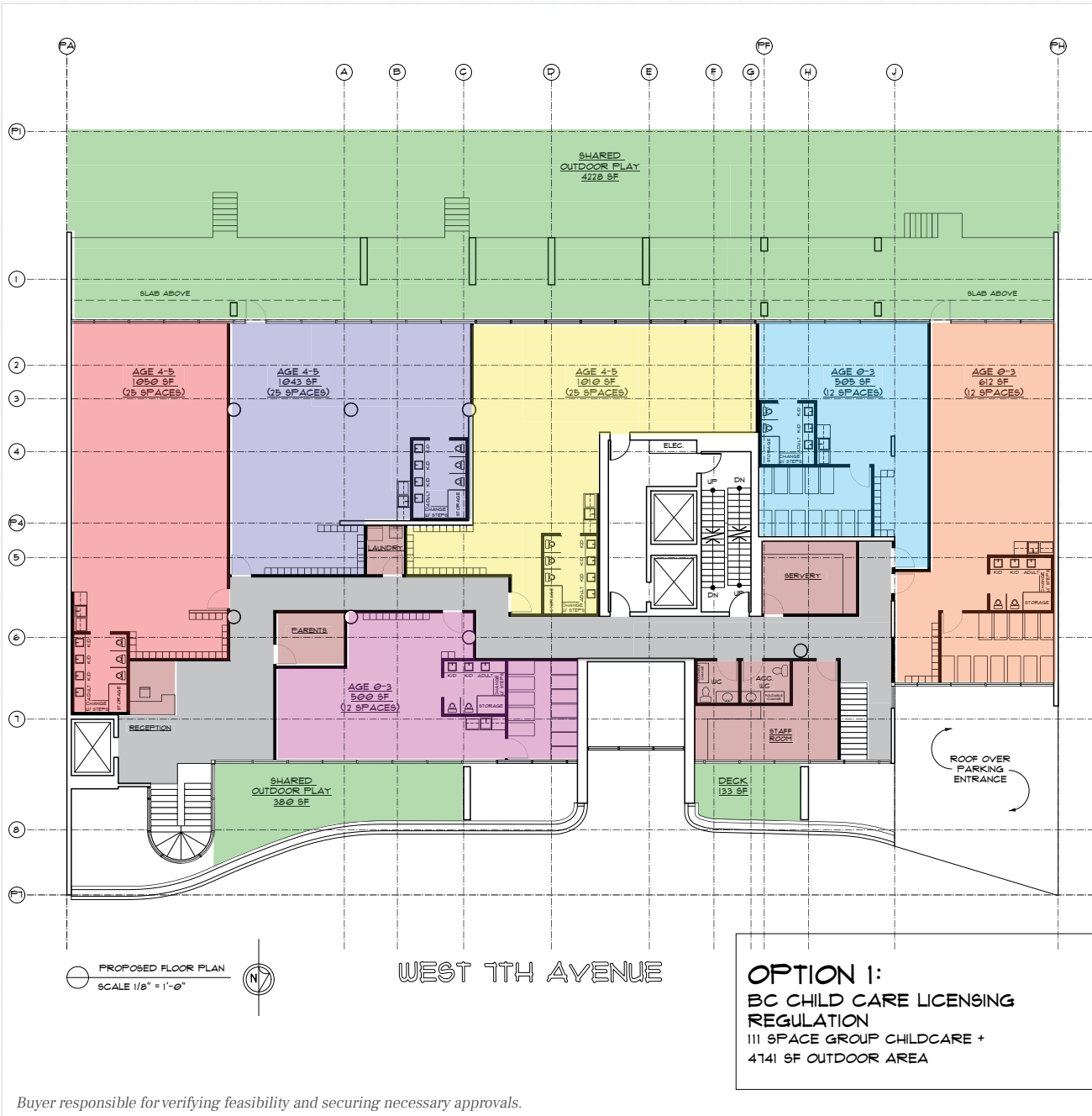


[VIEW MATTERPORT 3D TOUR](#)



DAYCARE FEASIBILITY STUDY

VIEW DAYCARE FEASIBILITY PACKAGE



LOCATION OVERVIEW



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