



**1733 WEST
4TH AVE**

Vancouver, BC

PROPERTY LEASING BROCHURE



PROJECT SUMMARY

Welcome to West 4th Avenue, a sought-after destination that is home to numerous notable urban, outdoor and active lifestyle retailers in the heart of the city. This 2,051 SF ground floor retail unit offers direct exposure to W 4th Ave, a renovated storefront, rear overhead loading and storefront parking. Nestled between Vancouver's top high traffic retail hubs—West 4th Avenue, West Broadway, and South Granville shopping district – this site ensures unparalleled visibility for your business along with convenient access to the downtown core via Burrard and Granville St Bridges.

DETAILS

⚡ Size: 2,051 SF of High Exposure W 4th Retail

⚡ Available: November 2024 with potential for earlier

⚡ Rent: Contact Listing Agent

⚡ Rear Surface Parking & Streetfront Parking

⚡ Additional Rent: \$14.83 PSF (2023 est.)

⚡ Rear Overhead Loading

⚡ Zoning: C-2B [CLICK HERE](#)

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AREA TENANTS



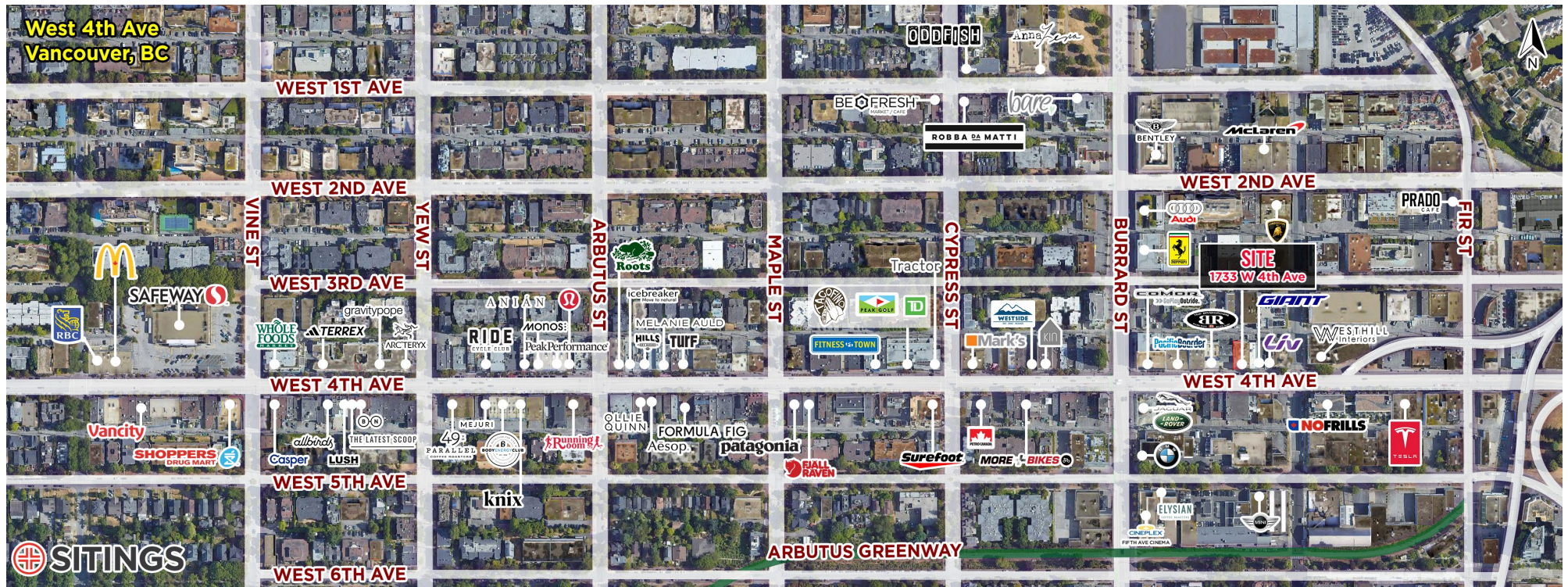
LISTING AGENT

NANCY BAYLY

Personal Real Estate Corporation
Sitings Realty Ltd

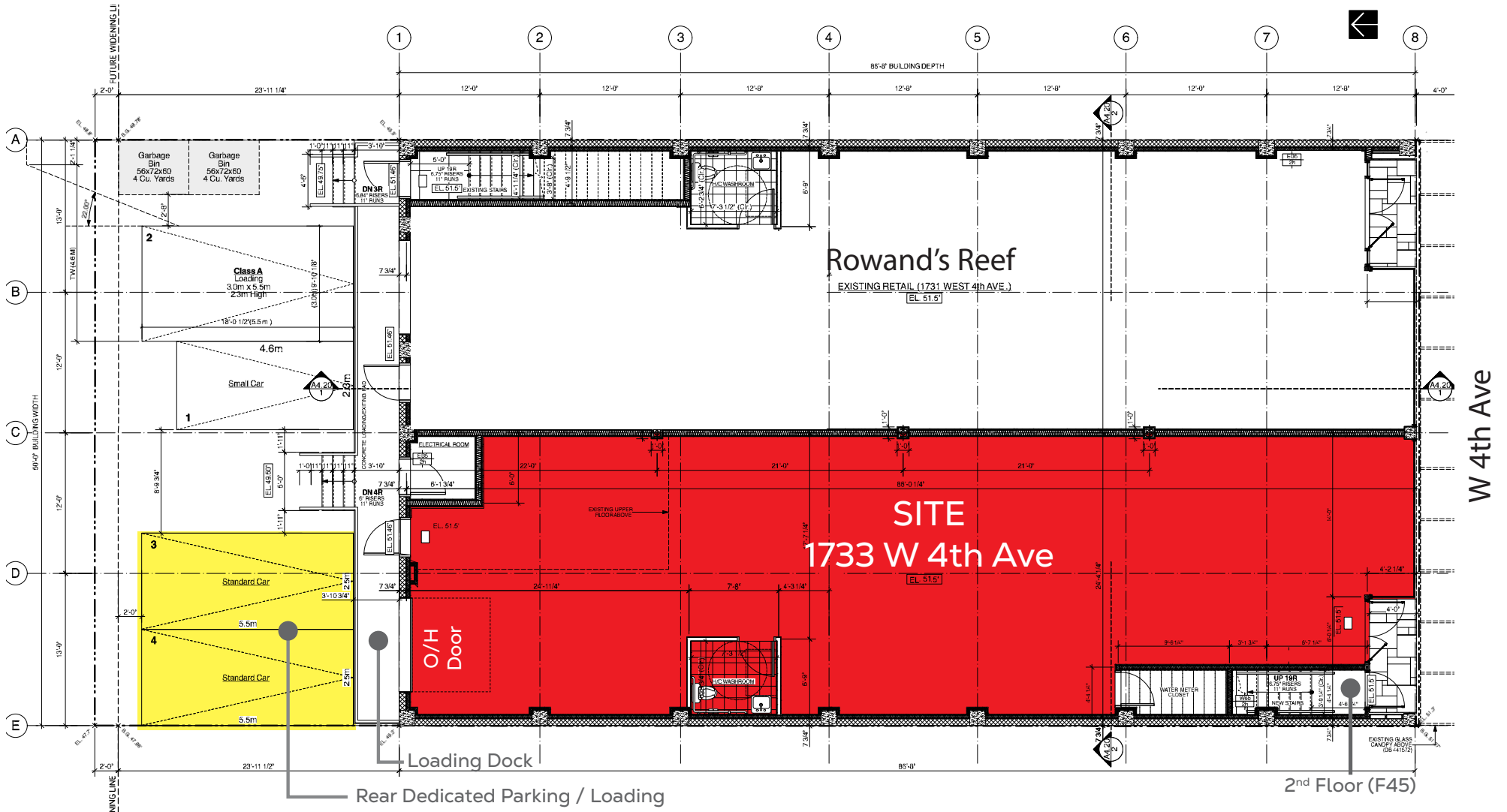
604.628.2580
nancy@sitings.ca

AERIAL



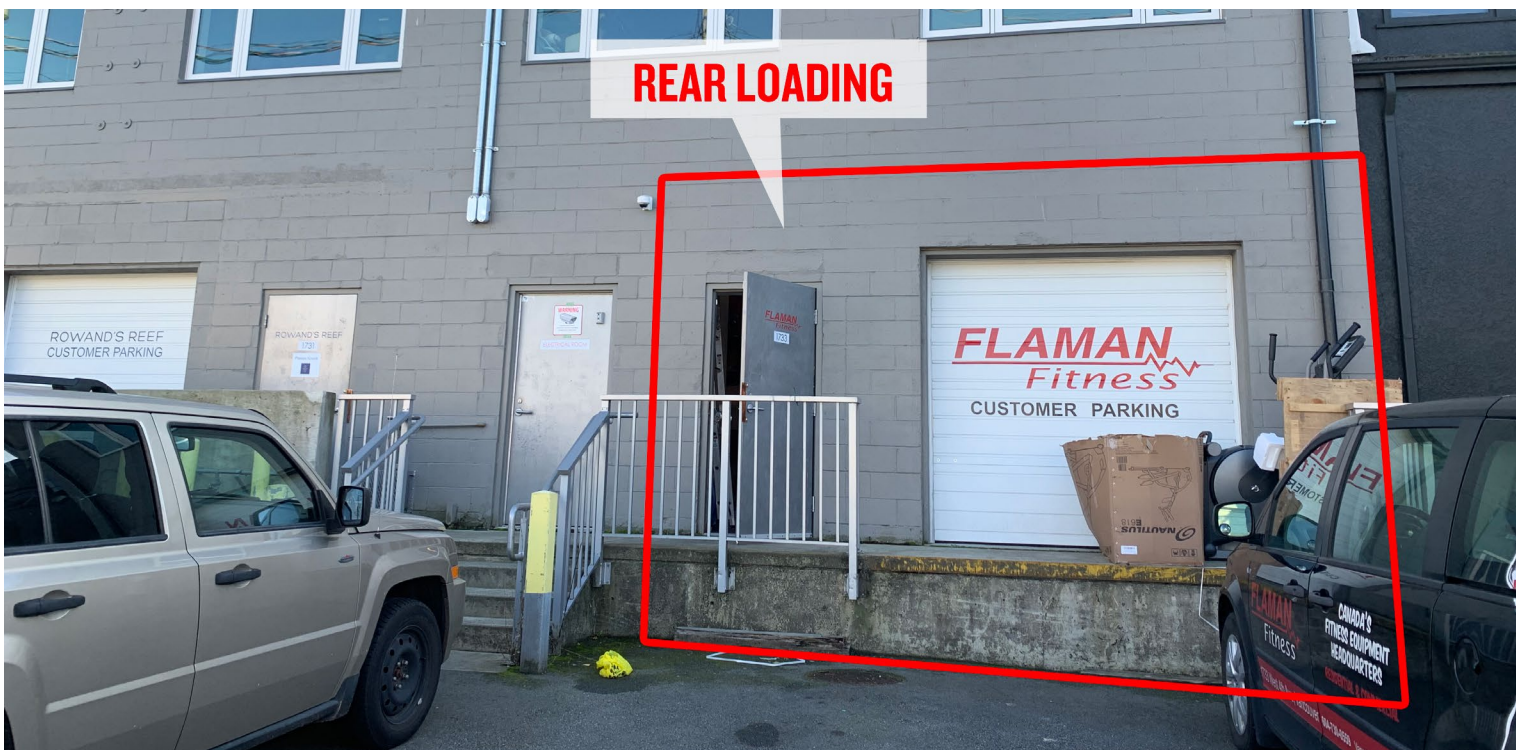


FLOOR PLAN



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