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OPPORTUNITY TO OWN A HIGH EXPOSURE STRATA RETAIL UNIT IN THE POPULAR AND RAPIDLY GROWING KENSINGTON-CEDAR COTTAGE NEIGHBOURHOOD

FOR SALE VACANT STRATA RETAIL LOT

DAVID KNIGHT Personal Real Estate Corporation

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## LOCATION SUMMARY

The property is ideally situated in the heart of Vancouver's rapidly growing Kensington-Cedar Cottage neighbourhood at the intersection of Kingsway and St. Catherines Street. This end-cap unit fronts Kingsway which has strong traffic counts (over 40,000 vehicles per day) making it a primary thoroughfare connecting Vancouver to other municipalities throughout the lower mainland. In addition to its exceptional location, the building is surrounded by a diverse mix of desirable amenities such as restaurants, cafes, shops and green space. All these attributes make this opportunity desirable to businesses seeking a vibrant and engaging atmosphere.



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## DETAILS

#### ╬ Size: 944 SF (approx.)

+ <u>Co-Tenants:</u> Pharmasave, The Kids Clinic, and Mercato Hair Studio

### **AREA TENANTS**

AVIO VOLPE BELLS AND WHISTLES



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Available: Immediately



Parking: 1 stall (#19) included as limited common property

Zoning: C-2: allows for retail, office, healthcare and service



### DEMOGRAPHICS

	3 MIN	5 MIN	10MIN
2023 Population	64,609	105,045	473,122
2028 Populations Projections	36,683	111,904	507,816
2023 Daytime Population	24,490	95,855	512,601
2023 Average HH Income	\$126,956	\$129,059	\$123,572

## CONTACT

#### DAVID KNIGHT

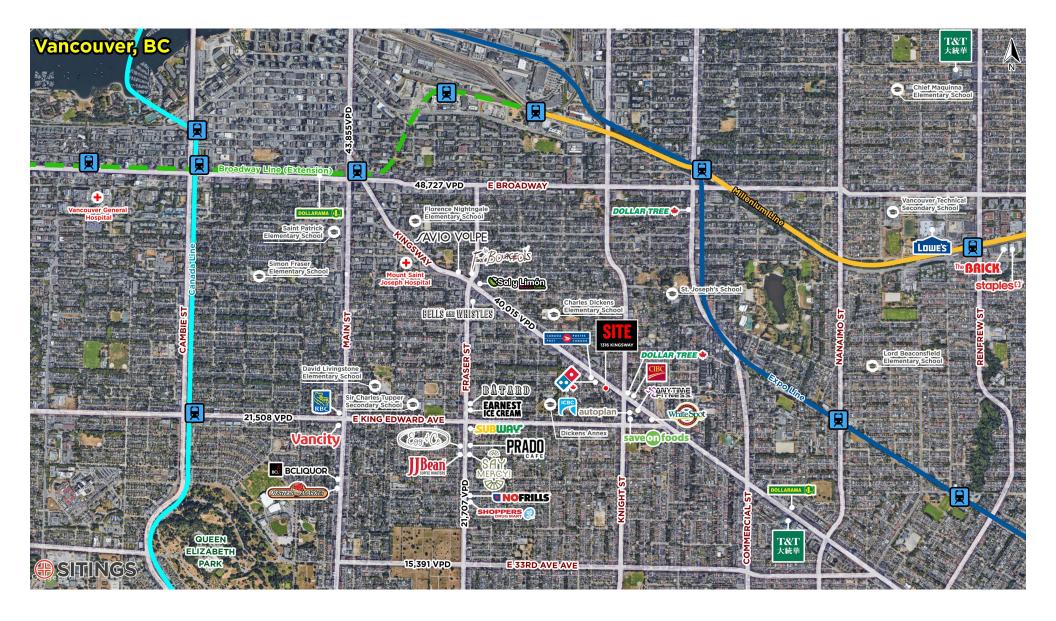
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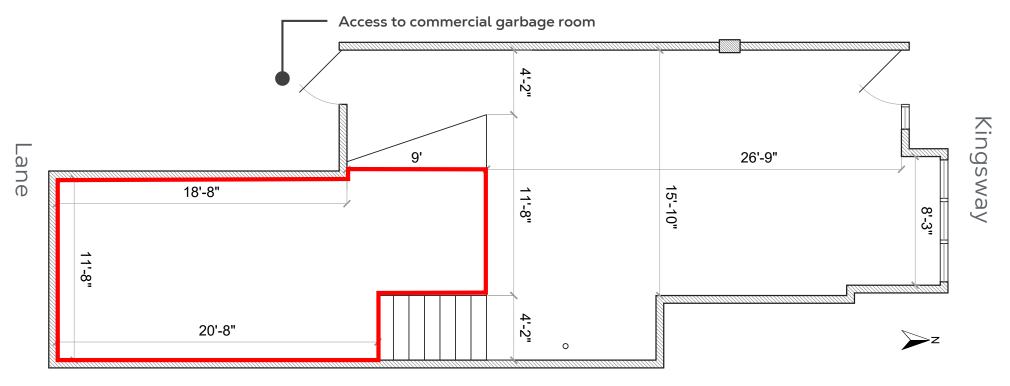
## AERIAL



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### **FLOOR PLAN**



RAISED AREA

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### PHOTOS







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