



**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 or earlier

⚡ Rent: Contact Listing Agent

⚡ Rear Surface Parking & Streetfront Parking

⚡ Additional Rent: \$15.10 PSF + 5% of base rent mgmt. fee

⚡ Rear Overhead Loading

⚡ Zoning: C-2B [CLICK HERE](#)

▶ VIRTUAL TOUR

AREA TENANTS

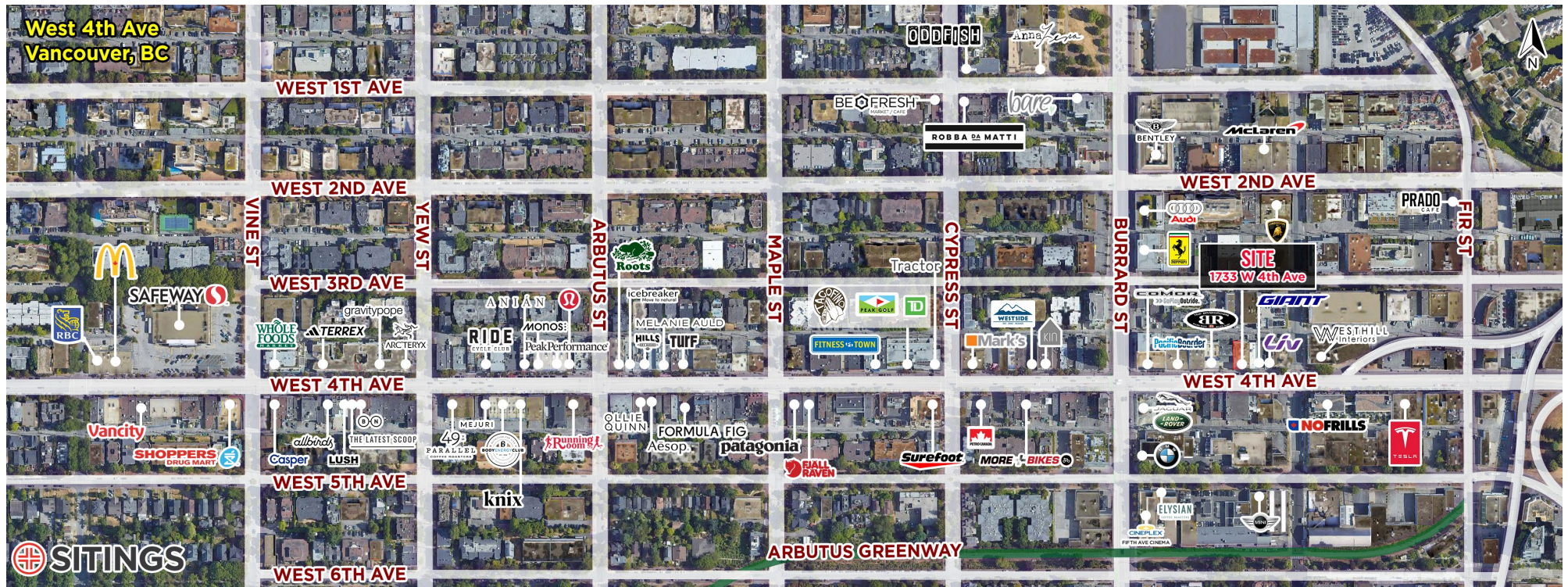


LISTING AGENT

NANCY BAYLY
Personal Real Estate Corporation
Sitings Realty Ltd

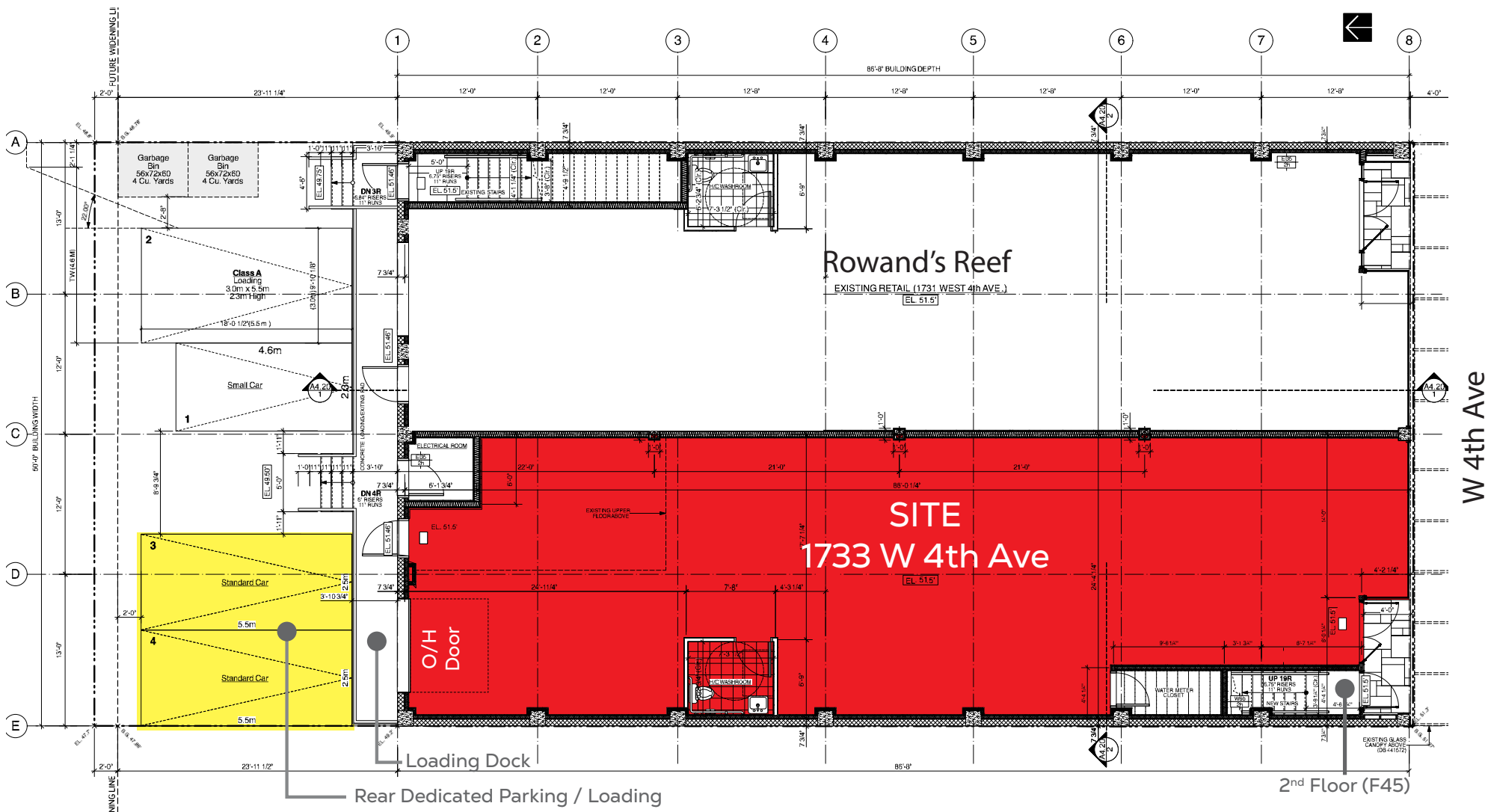
604.628.2580
nancy@sitings.ca

AERIAL

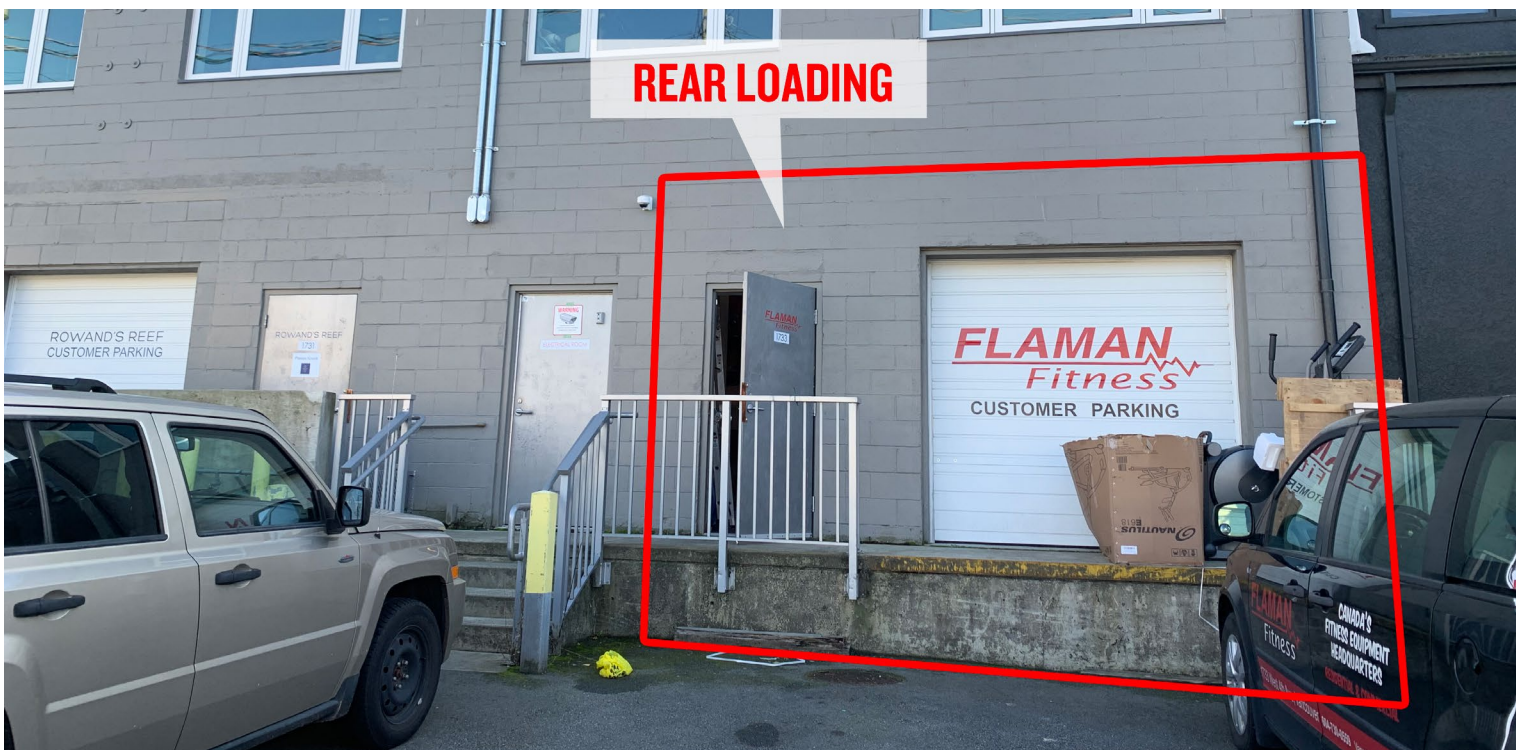




FLOOR PLAN



 **VIRTUAL TOUR**



 [VIRTUAL TOUR](#)

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