

Restaurant Asset Sale Opportunity at

410 W 2ND AVE

Vancouver, BC

BROCHURE



SHELDON SCOTT
Personal Real Estate Corporation
604.416.5582
sheldon@sitings.ca

KAYLA MORROW
Senior Associate
604.416.5584
kayla@sitings.ca

SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

Rare opportunity to purchase assets of a turn key restaurant, ideally situated on West 2nd Avenue between Cambie Street and Yukon Street, in False Creek, boarding Fairview and Mount Pleasant.

- Fixtured, furnished and equipped as a restaurant
- One block from Olympic Village SkyTrain Station
- A few minutes walk from Olympic Village and the big box retailers on Cambie Street
- Excellent visibility and foot traffic along West 2nd Avenue
- Strong co-tenancies and many amenities in the area



EXCELLENT
EXPOSURE

DETAILS

✦ Available Size: 2,164 SF

✦ Available: Immediately

✦ Base Rent: Contact Listing Agent

✦ Additional Rent: \$21.91 for 2023

✦ Equipment for Sale: Contact listing agent for equipment list.

✦ Lease Expiry: November 14, 2024 plus one five year option to renew. Any extension requires landlord's prior approval.

✦ Parking: Street front and rear lot parking available

AREA TENANTS



DEMOGRAPHICS

Drive Time	3 MIN	5 MIN	10MIN
2023 Population	52,403	150,909	442,262
2028 Populations Projections	56,190	161,313	478,320
2023 Average HH Income	\$132,504	\$123,534	\$125,619
2028 Average HH Income Projections	\$154,832	\$143,997	\$146,772

CONTACT

SHELDON SCOTT

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Sitings Realty Ltd

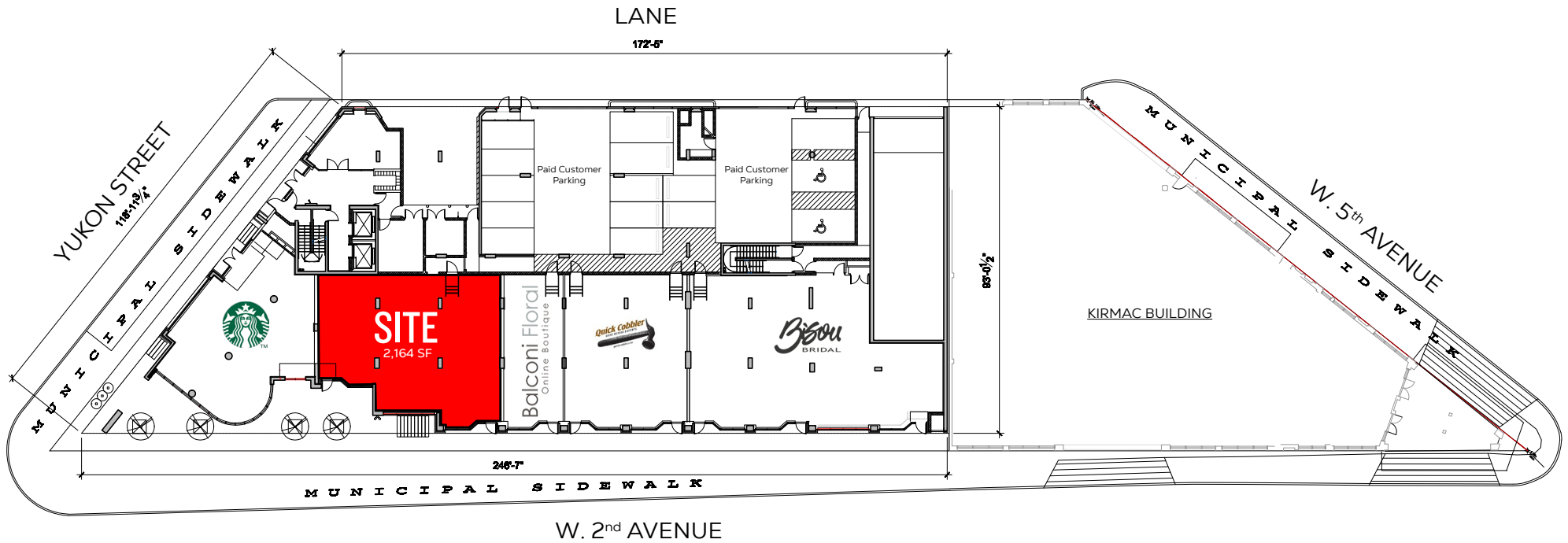
604.416.5582
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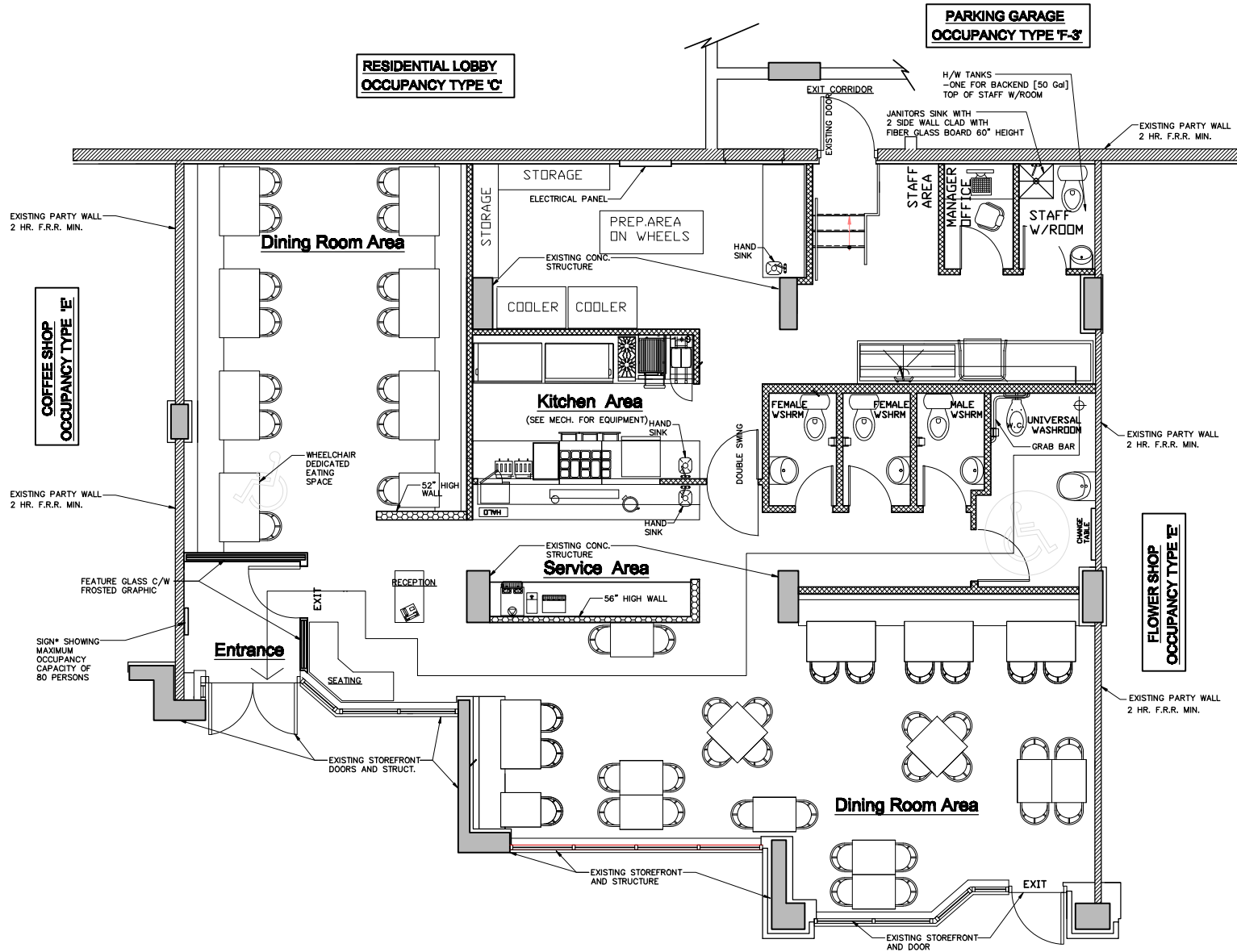
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SITE PLAN



FLOOR PLAN



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THE NEIGHBOURHOOD

410 W 2nd Avenue is ideally positioned in False Creek, offering convenient access to Downtown Vancouver, Fairview, Kitsilano, Mount Pleasant and a rapid transit SkyTrain Station.

The neighbourhood offers a mix of amenities such as restaurants, cafes, shops, and recreational facilities, making it an attractive area for both businesses and residents.



INTERIOR PHOTOS



AERIAL

