



5108 JOYCE STREET

VANCOUVER, BC

AT THE JOYCE-COLLINGWOOD SKYTRAIN STATION
FOR SALE | CORNER RETAIL STRATA SPACE

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1595 - 650 West Georgia Street, Vancouver, BC V6B 4N8

OPPORTUNITY

To own premiere retail strata space in the vibrant **Renfrew-Collingwood Area** of Vancouver, BC.

The subject site offers an exceptional blend of visibility and convenience for businesses seeking a strategic presence in Renfrew-Collingwood. With easy access to public transportation with the Joyce-Collingwood SkyTrain station across the street, major roadways, and a vibrant urban environment, this commercial space is perfectly situated for success.

Located in the bustling Collingwood neighbourhood, this commercial space benefits from high foot traffic and proximity to residential communities, schools, and shopping centers. The subject premises layout is flexible and versatile, making it an ideal choice for a range of businesses, from retail to office spaces. Whether for a startup looking for a prominent storefront or an established enterprise seeking a strategic expansion, 5108 Joyce Street offers an excellent opportunity to position a business in a dynamic and accessible Vancouver locale.

AREA TENANTS



DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10MIN
2023 Population	33,784	98,727	367,138
2028 Populations Projections	36,421	109,420	398,105
Daytime Population	21,407	72,685	327,867
2023 Average HH Income	\$106,446	\$109,611	\$115,770

CONTACT

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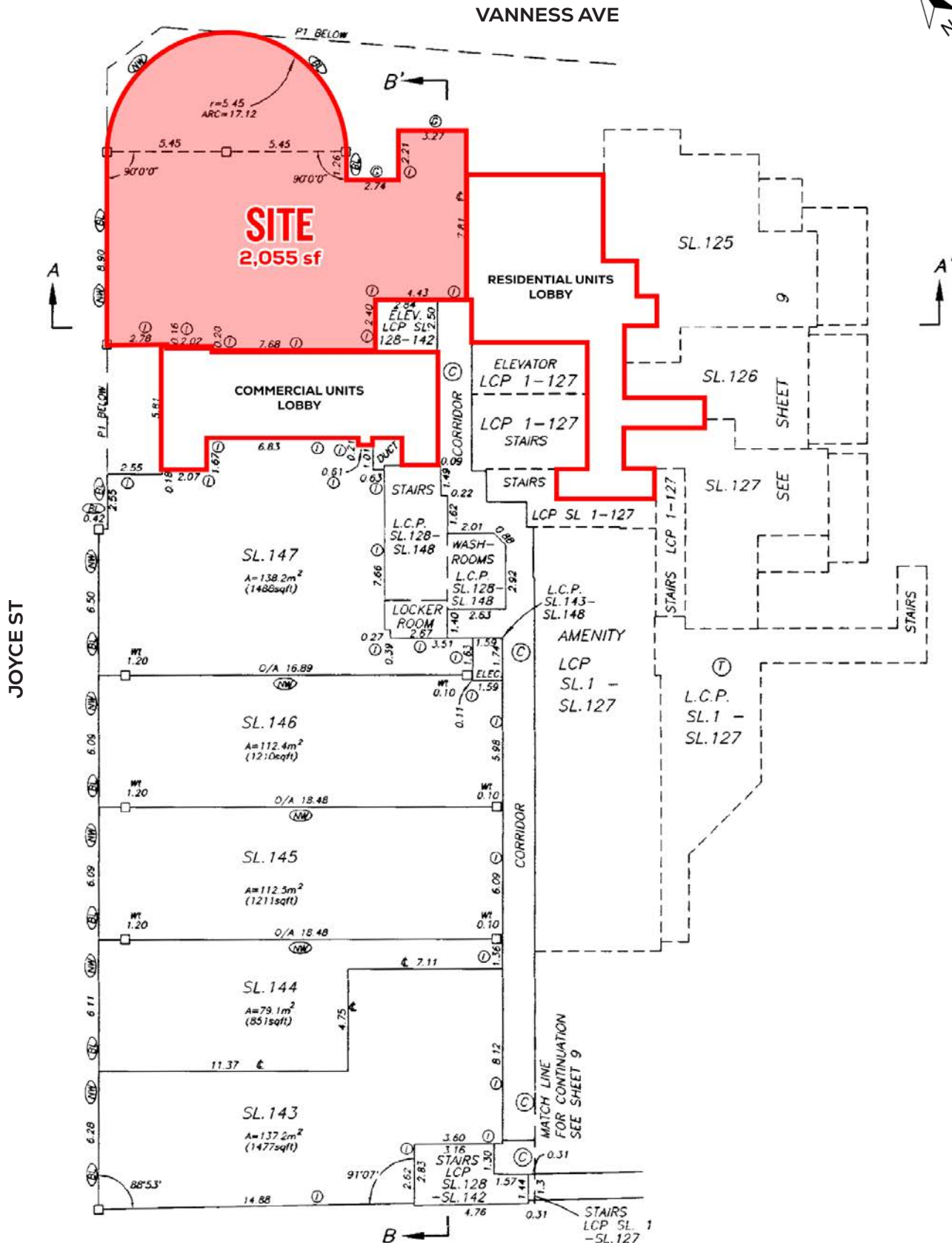


PROPERTY DETAILS

MUNICIPAL ADDRESS	5108 Joyce Street, Vancouver, BC V5R 4H1
LEGAL ADDRESS	STRATA LOT 148 DISTRICT LOT 37 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3463 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 PID: 024-255-052
AVAILABILITY	2,055 SF
ZONING	CD-1 (352)
PARKING	Eight (8) Designated Underground Parking Stalls
LOADING	Grade Level Loading off of the Back Lane
STRATA FEES (2023)	Total \$1,766.33 [\$799.68 (Joint with Residential), plus \$986.65 (Commercial)]
PROPERTY TAXES (2023)	\$21,970.50
ASKING PRICE	\$2,465,000 (\$1,200 PSF)

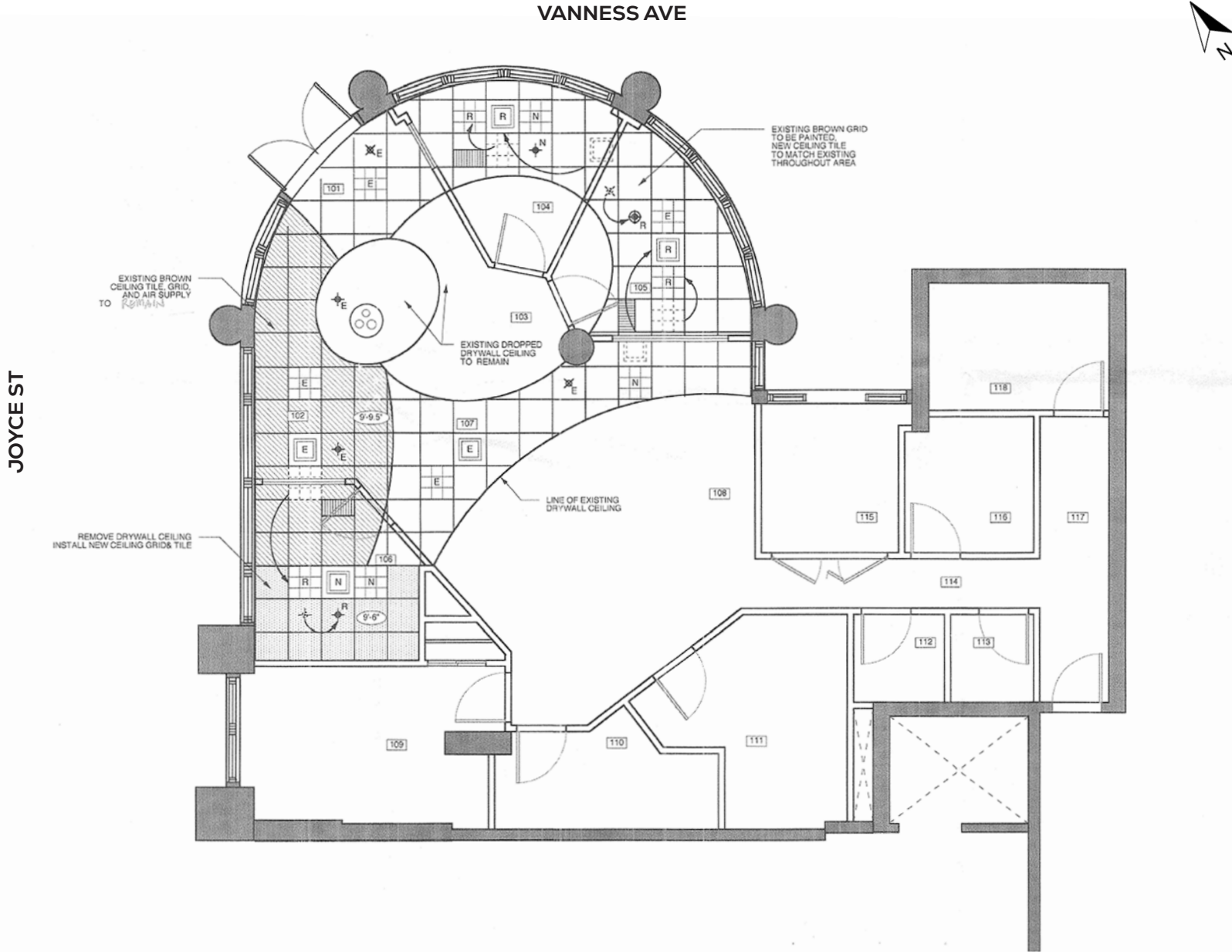


SURVEY - GROUND FLOOR

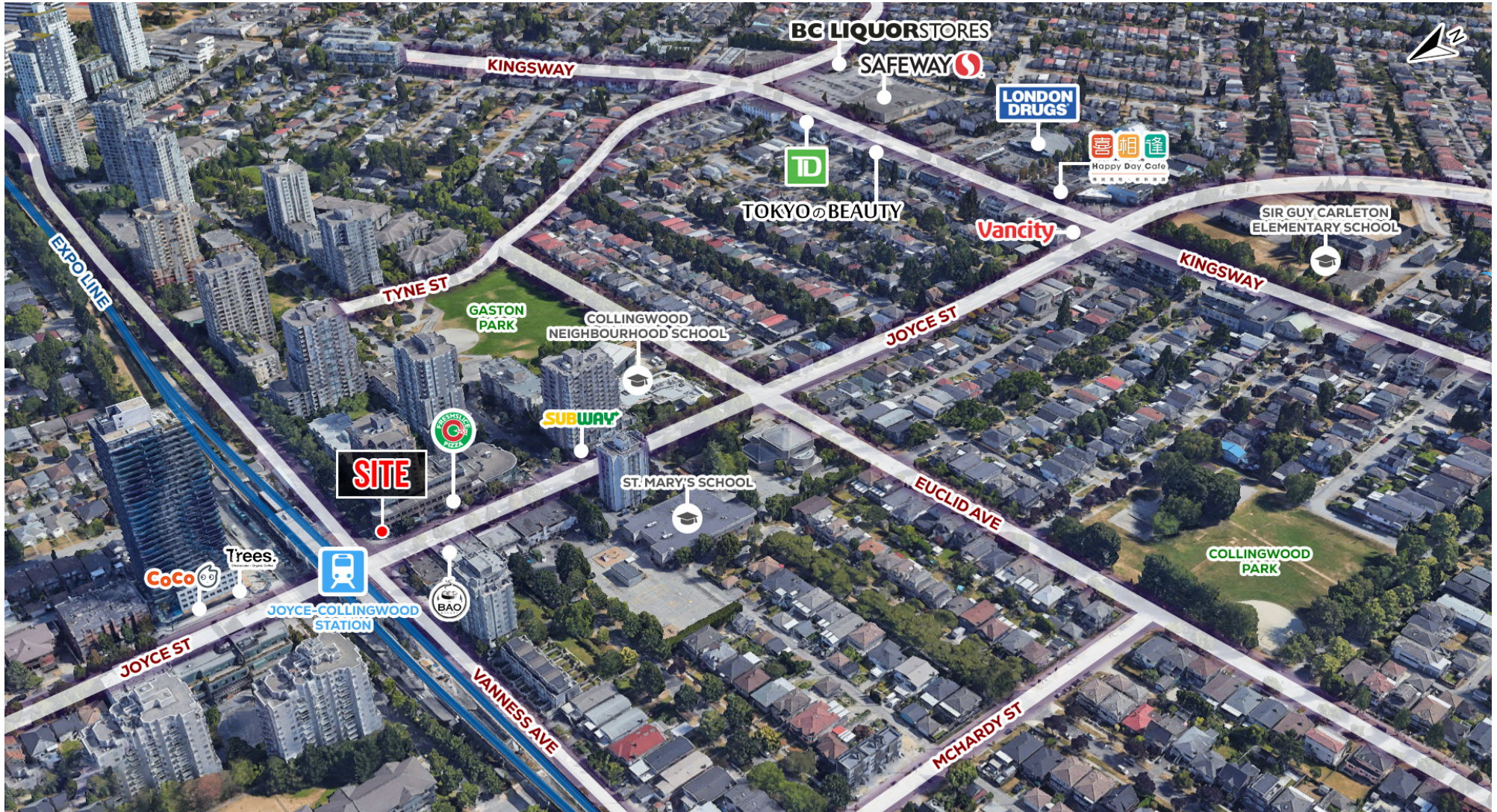


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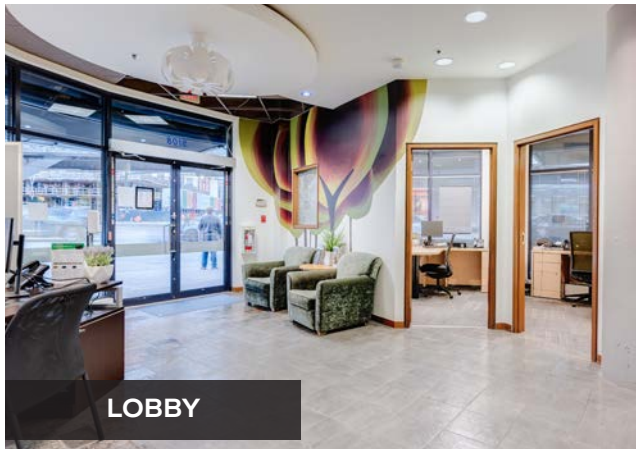
FLOOR PLAN



AERIAL



PHOTOS



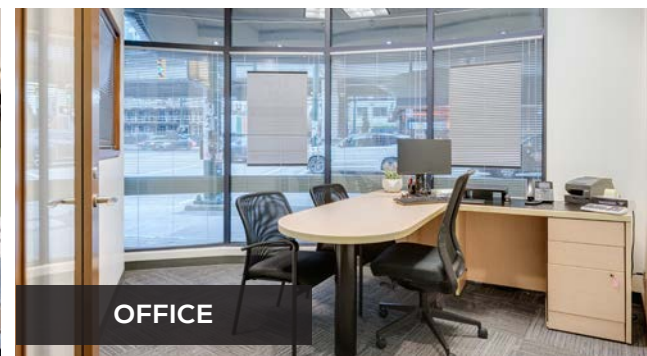
LOBBY



WAITING AREA



KITCHEN/STAFF ROOM



OFFICE



VIEW FROM SKYTRAIN STATION



MAIN ENTRANCE



LOADING BAY