

**FOR LEASE**  
Prime Fraser Street Corner Property  
99 Feet of Fraser Street Frontage



**5914 FRASER STREET**  
**VANCOUVER, BC**

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## LOCATION

The property is located in the very desirable Sunset neighbourhood of Fraser Street at the corner of East 43rd Avenue. The property is across the street from Tim Horton's, Dairy Queen and many other shops and restaurants. The Sunset strip of Fraser Street has some of the highest concentrations of financial institutions in the City of Vancouver and a very high foot traffic count. There is ample parking on the street and in the City owned lots beside Fraser Street. The property is centrally located 20 minutes from downtown Vancouver, Richmond and Burnaby.

## PROPERTY HIGHLIGHTS

- Prime corner property
- Air conditioning
- High ceilings
- High foot traffic
- Rear parking
- Loading bay
- 99 feet of frontage
- Dock loading

## BUILDING

The building is one level with approximately 8,308 square feet. There is lane access with parking and loading in the rear. The ceilings are approximately 12 feet high and the space is an open concept. There is ample street exposure and high visibility on Fraser Street.

## EXECUTIVE SUMMARY

<b>MUNICIPAL ADDRESS</b>	5914 Fraser Street, Vancouver, BC
<b>PID</b>	014-027-283 • 014-027-313 • 014-027-348
<b>LOT SIZE</b>	11,380 square feet
<b>BUILDING SIZE</b>	Approx. 8,400 square feet
<b>ZONING</b>	C-2
<b>PROPERTY TAXES</b>	\$79,865 (2021)
<b>ASKING NET RENT</b>	\$30.00 PSF
<b>OPERATING COSTS AND TAXES</b>	\$12.00 PSF
<b>PARKING STALLS</b>	8 in rear
<b>AVAILABLE</b>	July 1, 2022

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