

**FOR LEASE**  
Prime Kingsway Corner Property  
65 Feet of Kingsway Frontage



**1744 KINGSWAY**  
**VANCOUVER, BC**

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## LOCATION

The property is located in the very desirable Cedar Cottage neighbourhood between Knight Street and Victoria Drive on Kingsway. The property is next to Kee's Tae Kwon Do and Subway and was formally leased to Money Mart. This part of Kingsway has very high vehicular traffic with over 80,000 cars passing the site daily. The neighbourhood is rapidly gentrifying. The property is centrally located 20 minutes from downtown Vancouver, Richmond and Burnaby.

## PROPERTY HIGHLIGHTS

- Prime corner property
- Air conditioning
- 65 feet of frontage
- High vehicular traffic
- Rear parking - 5 stalls
- High visibility
- Easy access
- Central location

## BUILDING

The unit is 787 square feet with 65 feet of street frontage. There is lane access with parking and loading in the rear. The ceilings are approximately 10 feet high and the space has high security features. There is ample street exposure and high visibility on Kingsway.

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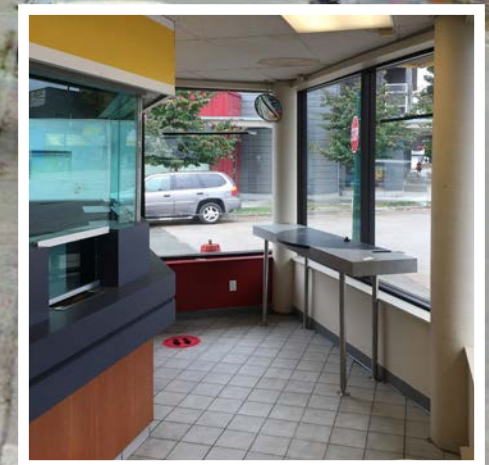
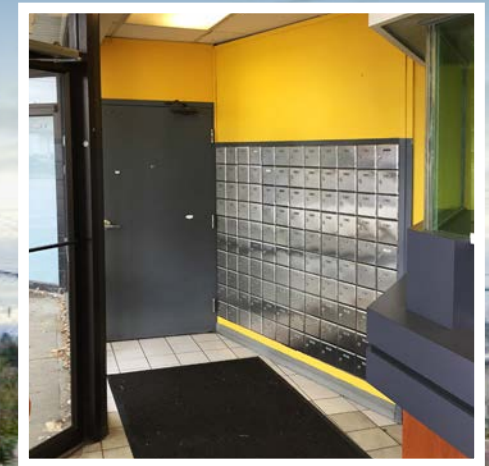
## EXECUTIVE SUMMARY

<b>MUNICIPAL ADDRESS</b>	1744 Kingsway, Vancouver, BC
<b>PID</b>	013-500-287
<b>UNIT SIZE</b>	787 SF
<b>FRONTAGE</b>	65 FEET
<b>ZONING</b>	C-2
<b>ASKING NET RENT</b>	\$30.00 PSF
<b>OPERATING COSTS AND TAXES</b>	\$15.00 PSF
<b>PARKING STALLS</b>	5 in rear
<b>AVAILABLE</b>	Immediately



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