

# FOR LEASE

Prime Davie and Bute Street Location

**SUBJECT**



1162 BUTE STREET [AT DAVIE]  
VANCOUVER, BC

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## LOCATION

The property is located at the centre of the very desirable Davie Village neighbourhood in downtown Vancouver. The property is next to Blenz Coffee, Circle K, BC Liquor Store and Mary's on Davie. There is very high foot traffic in this location at all hours of the day.

## PROPERTY HIGHLIGHTS

- Very high foot traffic
- Central location
- Amenity rich
- High visibility
- Loading in rear
- Downtown location
- Davie Village
- Available immediately

## BUILDING

The unit is approximately 2,150 square feet with 33 feet of street frontage. There is rear access from the back lane. The ceilings are approximately 10 feet high. The unit is a very efficient rectangular shape with an open floor plan, and is approximately 65 feet deep by 33 feet wide.

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## EXECUTIVE SUMMARY

<b>MUNICIPAL ADDRESS</b>	1162 Bute Street, Vancouver, BC
<b>PID</b>	007-477-171
<b>UNIT SIZE</b>	2,150 SF
<b>FRONTAGE</b>	33 FEET
<b>ZONING</b>	C-5
<b>ASKING NET RENT</b>	\$55.00 PSF
<b>OPERATING COSTS AND TAXES</b>	\$25.28 PSF
<b>ACCESS</b>	Front and Rear
<b>AVAILABLE</b>	Immediately



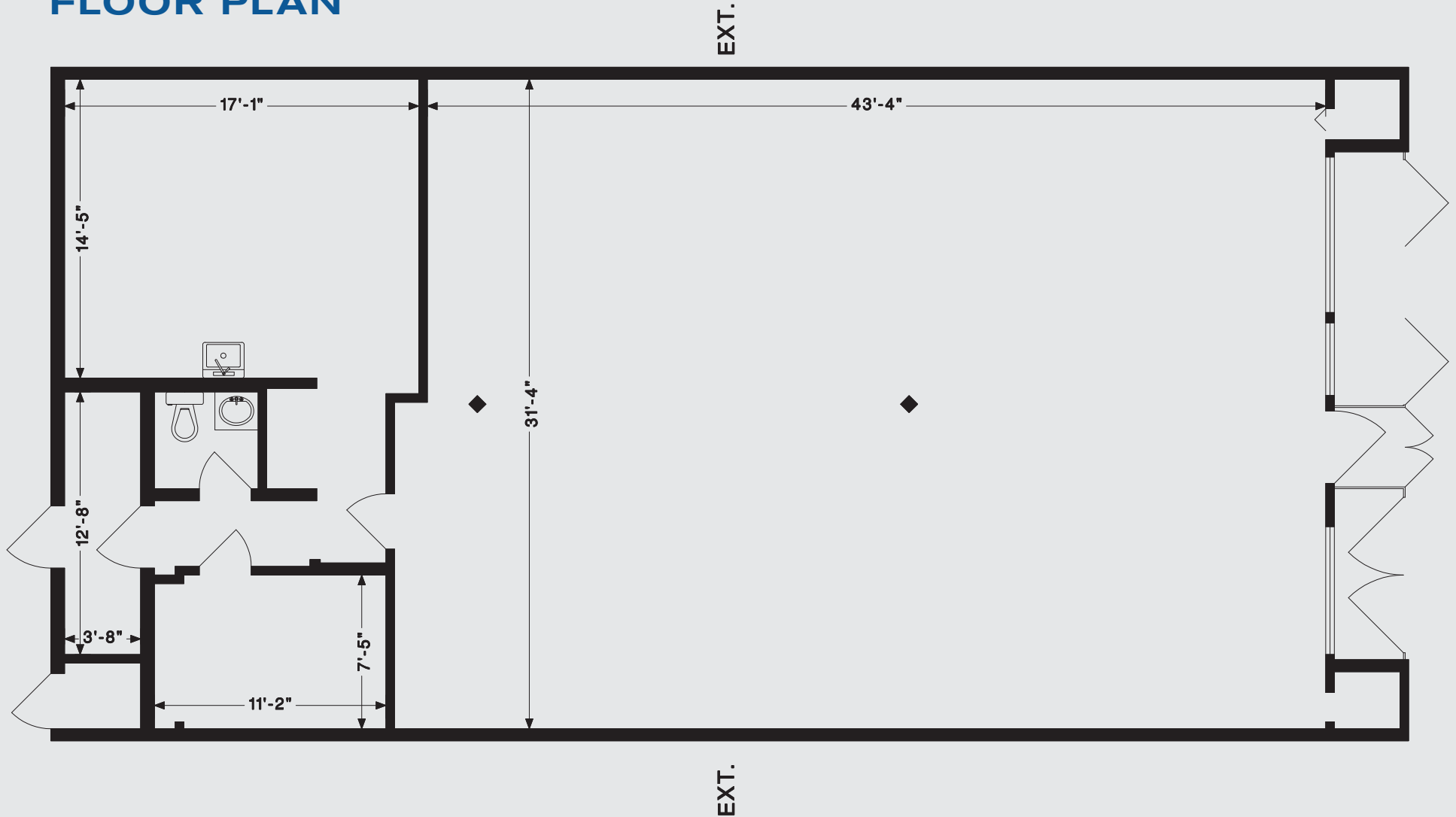


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1162 BUTE STREET, VANCOUVER

**FLOOR PLAN**





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