

FOR LEASE
Prime Commercial Drive Corner Property
99 Feet of Commercial Drive Frontage



2606 COMMERCIAL DRIVE
VANCOUVER, BC

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LOCATION

The property is located in the very busy location at 10th and Commercial Drive across from the Commercial Broadway Skytrain Station. The property is across from Scotiabank, McDonalds, MoneyMart, Safeway and many independent shops and restaurants. The Commercial Broadway Skytrain location has a very high foot traffic and tremendous visibility. There are 20 parking stalls in the rear with ample street parking.

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 8,030 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 Commercial Drive.

EXECUTIVE SUMMARY

MUNICIPAL ADDRESS	2606 Commercial Drive, Vancouver, BC
PID	007-255-675
LOT SIZE	17,473 square feet
BUILDING SIZE	8,030 square feet
ZONING	C-3A
PROPERTY TAXES	\$118,688
ASKING NET RENT	\$40.00 PSF
OPERATING COSTS AND TAXES	\$26.00 PSF
PARKING STALLS	20 in rear
AVAILABLE	Immediately

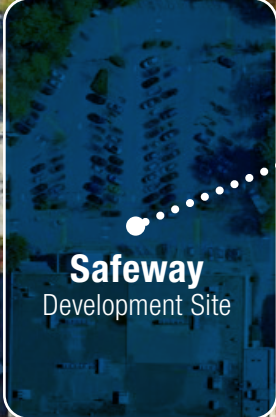
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SUBJECT SITE

COMMERCIAL DRIVE

BROADWAY