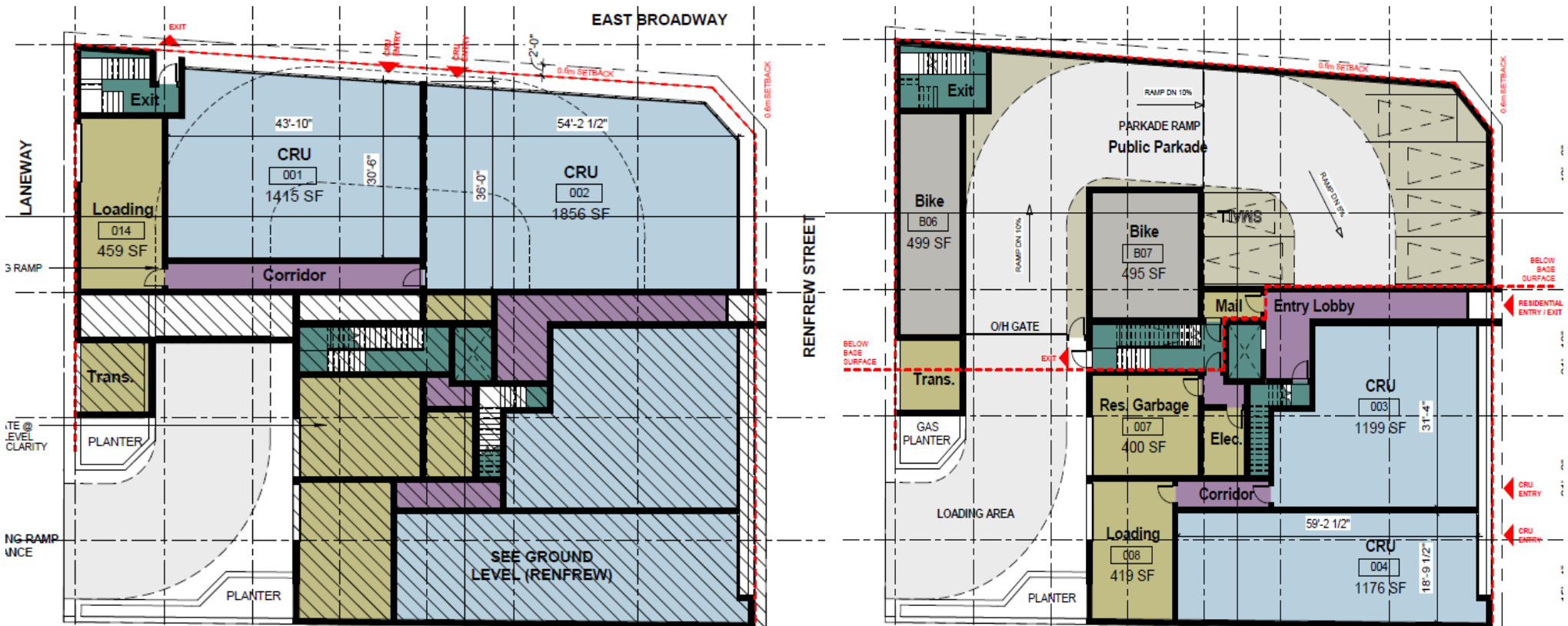


# Prime Corner Location

## Retail For Lease

CLOSE TO RENFREW SKYTRAIN STATION  
2894 EAST BROADWAY | VANCOUVER | BC

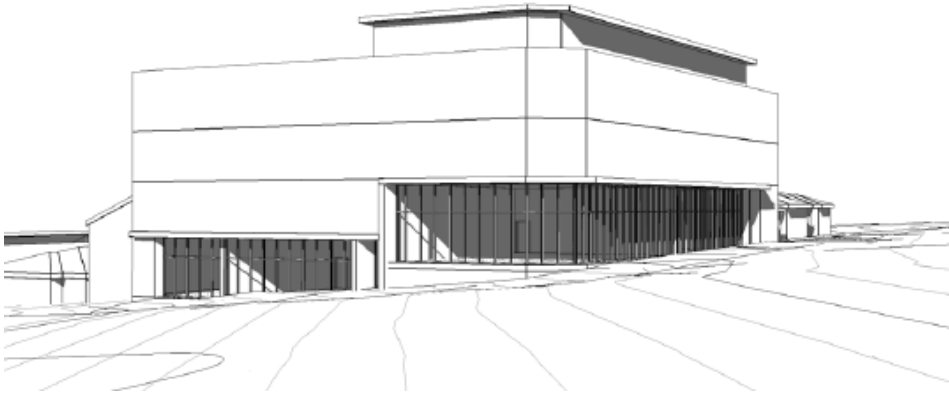


**HQ** Commercial

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\*Personal Real Estate Corporation

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320 - 1385 West 8th Avenue  
Vancouver BC V6H 3V9  
t 604 899 1122  
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## OPPORTUNITY

This brand new mixed-use development offers 4 retail opportunities. All the units offer excellent frontage and exposure to vehicles and pedestrians at this high traffic location with traffic counts exceeding 59,000 cars per day.

## LOCATION

The development is situated on the southwest corner of East Broadway and Renfrew Street. This location provides direct access to Lougheed Highway going east and Downtown Vancouver to the west. Strategically located a few minute walk from the Renfrew Skytrain Station and the bus stop.

## PARKING STALLS

5 commercial stalls

## ZONING

CD Commercial, permitting general retail & office uses

## AVAILABILITY

CRU<sub>1</sub> - approx. 1,415 sq. ft. facing East Broadway

CRU<sub>2</sub> - approx. 1,856 sq. ft. facing East Broadway

CRU<sub>3</sub> - approx. 1,199 sq. ft. facing Renfrew Street

CRU<sub>4</sub> - approx. 1,176 sq. ft. facing Renfrew Street

## BASIC RENT

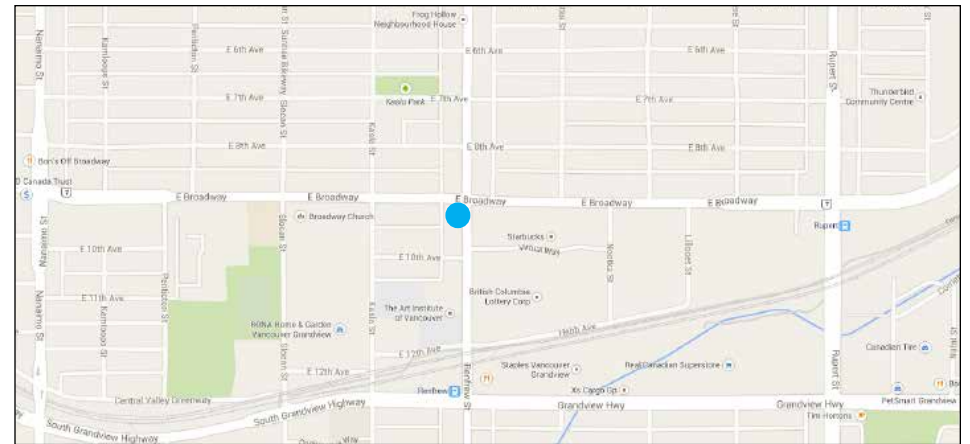
\$32.00-\$35.00 per square foot, per annum

## OPERATING COST & TAXES

Estimated at \$12.00 per square foot, per annum

## AVAILABILITY

2017/2018



### Exclusive Listing Agents

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