

HQ

Commercial

# FOR LEASE

PRIME LOCATION OPPORTUNITY

3439 KINGSWAY,  
VANCOUVER

SUBJECT

SAFEWAY

PANAGO PIZZA

BC LIQUOR STORE

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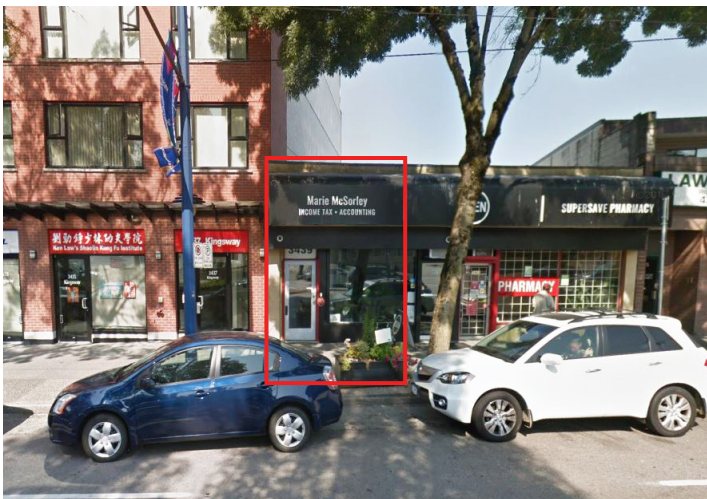
## OPPORTUNITY

Subject property situated along the well traveled Kingsway corridor. Collingwood neighbourhood has a strong sense of community with parks, trails, recreational amenities, and a business district nearby.

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## LOCATION

This property is strategically located on the North West block of Kingsway and Tyne Street. This location is well positioned to service a multitude of markets with its close proximity to Downtown Vancouver as well as the connection to Burnaby and New Westminster.





## SUMMARY

ADDRESS	3439 KINGSWAY
NEIGHBOURHOOD	COLLINGWOOD
CITY	VANCOUVER
ZONING	C-2 COMMERCIAL DISTRICT
SIZE	2,100 SF
BASIC RENT	CALL AGENT
ADDITIONAL RENT	\$8 PSF PER ANNUM

## BUILDING HIGHLIGHTS

— Significant frontage exposure on Kingsway

— Great signage opportunity

— High pedestrian and street traffic

— 2 bathrooms

— Major tenants in the area:

— 7 offices

Safeway, London Drugs, TD Bank, Royal Bank, HSBC Bank, BC Liquor Store, Canada Post, Panago Pizza, 7- Eleven, & Tim Hortons.

— Very established and successful area



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