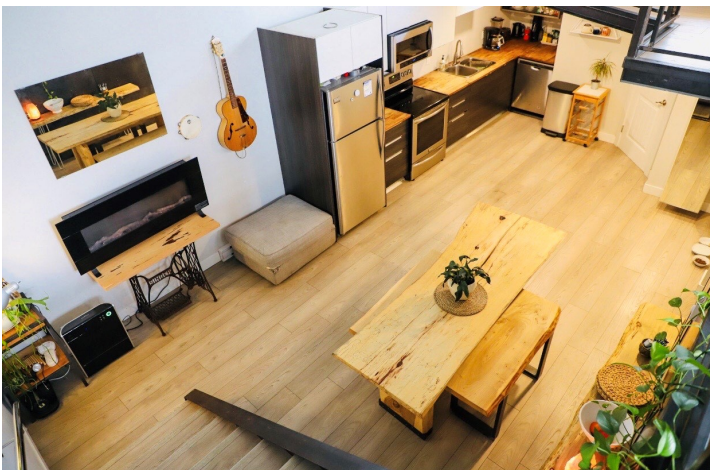


# FOR LEASE

WAREHOUSE SPACE

**1529 VENABLES STREET,  
VANCOUVER**



## LOCATION

Two level freestanding building with office and warehouse on the main floor and second floor office/live-work studio. The property is located in the trending Strathcona District on Venables Street at Woodland Drive. The location is proximate to arterial routes into & out of the City via 1st Street or along the waterfront by Powell Street. The location features connectivity to Commercial Drive and excellent exposure to Venables Street and it's daily traffic flow.





## SUMMARY

SIZE	2,926 - 4,111 SF
ZONING	I-2
PARKING	2 STALLS AT THE BACK OF BUILDING
PID	015-291-715
ADDITIONAL RENT	\$7.50 PSF
BASIC RENT	\$18.00 PSF

Opportunity to purchase metal fabricating business and/or equipment	Venables Street exposure & signage to high traffic flow
Asset list and financial statements upon signing NDA	Ample street parking & two enclosed parking stalls
Large grade level loading bay	Walking distance to variety of restaurants
Heavy 3 phase power	Transit friendly
15 foot ceiling high with mezzanine storage	

 <b>Commercial</b>	<b>Scott Smith</b> <b>604 788 4600</b> <b>scott.smith@hqcommercial.ca</b>	<b>HQ Commercial</b> <b>1330 Granville Street</b> <b>Vancouver BC V6Z 1M7</b>	<b>604 899 1122</b> <b>604 604 4819</b> <b>hqcommercial.ca</b>
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