

For Sale

2nd Floor Strata Retail Opportunity in Denman Village



#210 - 911 Denman Street

Vancouver BC

The Opportunity



ADDRESS #210 - 911 Denman Street

AREA 2,906 SF

STRATA LOT SL8

MONTHLY STRATA FEES \$2,202.40

ZONING C-5

TENANCY Contact Agent

ASKING PRICE \$3,488,000



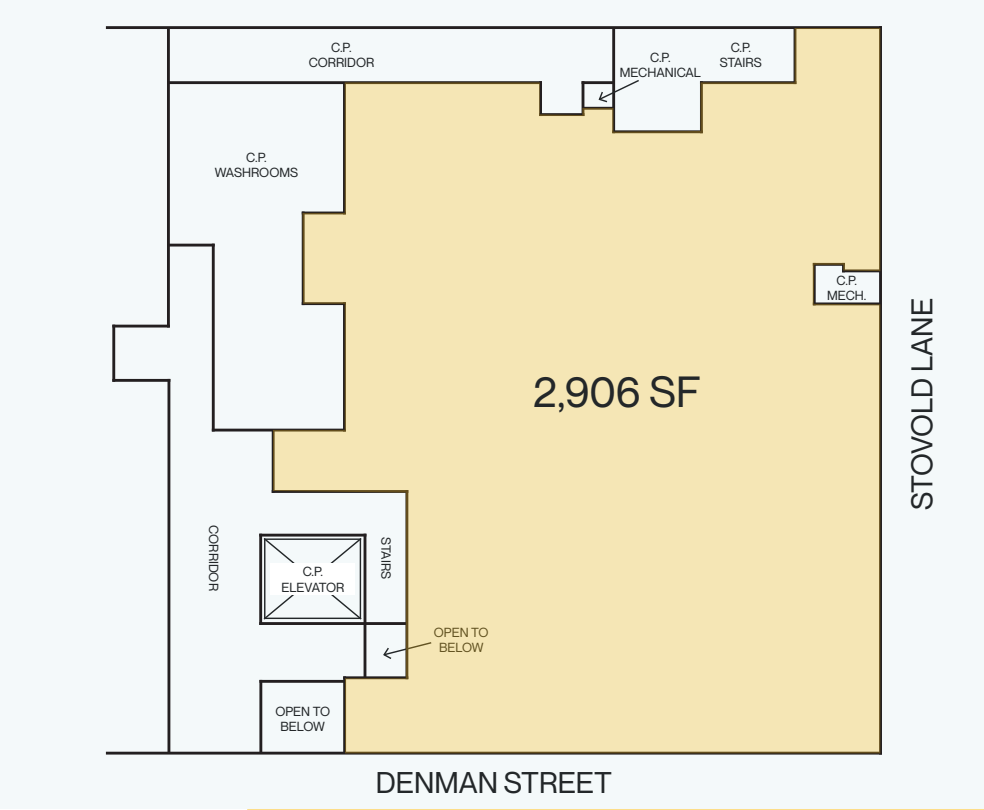
CBRE Limited is pleased to present the opportunity to acquire #210 - 911 Denman Street, a 2,906 square foot, prime second floor strata retail unit located in a beautiful landmark heritage building, formerly known as the Bay Theatre. This opportunity offers exceptional exposure to both vehicular and pedestrian traffic year-round, and is surrounded by a culturally diverse and vibrant amenity offering.

The Subject Property features large bay windows, elevator access, exceptional frontage and signage opportunities, and plenty of natural light.

Space Features

-  Denman Street Signage Opportunity
-  Strong Pedestrian and Vehicular Traffic
-  Ample Natural Light
-  Vibrant Amenity Base
-  800 AMP Power
-  Classic “Art Moderne” Style





The Space



The Subject Property is located near the corner of Denman Street and Barclay Street in Vancouver's sought-after West End neighbourhood - a vibrant, diverse, and densely populated community. Located just steps from English Bay Beach and Stanley Park and within walking distance of Downtown Vancouver's Central Business District, #210 - 911 Denman Street offers excellent walkability to numerous restaurants, cafes, services, beaches, and the seawall.



Neighbourhood *Tenants*

- | | | | |
|-------------------------|---------------------------------|-----------------------|------------------------------|
| + Cactus Club Cafe | + Papi's Seafood and Oyster Bar | + Anytime Fitness | + Tavola |
| + CRAFT Beer Market | + The Three Brits Public House | + Dollarama | + Nook |
| + London Drugs | + Oakberry | + The Jungle Room | + Safeway |
| + McDonald's | + Hook Restaurant | + Kingyo | + BC Liquor |
| + Noah's Cafe | + Kin's Farm Market | + Blenz Coffee | + Banana Leaf Malaysian Cafe |
| + Delany's Coffee House | + Marble Slab Creamery | + True Confections | + Guu with Garlic |
| + Tim Hortons | + Peaked Pies | + Breka Bakery & Cafe | + Starbucks |

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Please Contact

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