

481 West 6th Ave.

Vancouver, BC

Rare opportunity to purchase a fully improved ground floor strata unit at 6th & Cambie

Size 675 SF

Legal Description Strata Lot 15, District Lot 302, Plan LMS 2998

PID 023-941-588

Zoning C-3A (Permitted uses include retail and office)

Tenancy Details Term: 3 years

Gross Rent: Leased at \$3,000/mo + Hydro

Lease Expiry: July, 2025

Parking 1 reserved parking stall

Asking Price \$849,000

Comments The Subject Property is steps away from the Yaletown

Canada Line Station, Vancouver Police Headquarters and located in the popular Cambie Street Shopping District including Best Buy, Canadian Tire, Save-On

Foods, Home Depot, and Whole Foods.

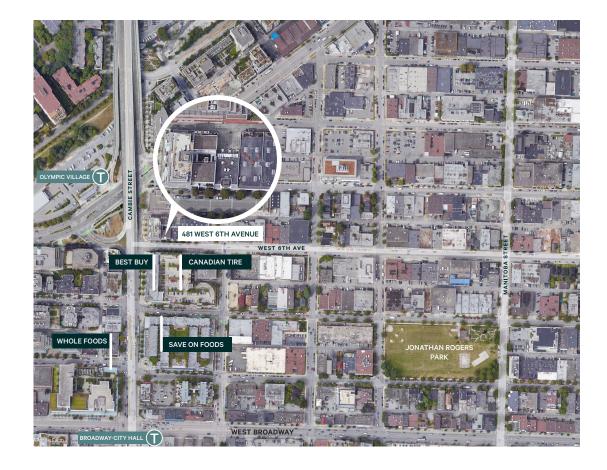
PLEASE DO NOT DISTURB THE TENANT OR ITS STAFF

Contact Agent

Michael Mylett

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Exceptional opportunity to own a store/office just steps from the Cambie Street/ Broadway Shopping District and two SkyTrain stations.



90 Walker's Paradise 97

Biker's Paradise

89

Excellent Transit

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