

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

Vice President

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481 West 6th Avenue
Vancouver, BC

For Sale | Strata Retail Premises



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

walkscore.com

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