



**FOR SALE OR LEASE**  
**583 EAST BROADWAY**  
VANCOUVER, BC

**PRICE REDUCED**

**NEWLY IMPROVED, RETAIL STRATA UNIT**



**Adam Frizzell**

Vice President

604 640 5840

[adam.frizzell@cushwake.com](mailto:adam.frizzell@cushwake.com)



# FOR SALE OR LEASE

## 583 EAST BROADWAY

VANCOUVER, BC

### OPPORTUNITY & LOCATION

Opportunity to acquire a solid retail investment property in Vancouver's Mount Pleasant neighbourhood. A ground floor commercial strata unit built in 2016.

The Subject Property is an inline strata unit, ideally located in a building at the corner of Carolina Street and East Broadway, in Vancouver's Mount Pleasant Neighbourhood. Mount Pleasant is a vibrant and eclectic area known for its unique stores, charming restaurant and breweries, and community focused events. The Subject Property also offers high visibility with exterior frontage along East Broadway and eye-catching brick form factor.

### LEGAL DESCRIPTION

PID: 017-807-085

Strata Lot 45 Plan EPS3643 District Lot 264A Land District 1 Land District 36 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V.

### AVAILABLE AREA

2,234 sf

### ZONING

C2-C Commercial

### PROPERTY FEATURES

- Mixed use - Residential & Commercial
- High- traffic area
- Will benefit from the UBC Millennium Line but will not have construction in front.
- Underground secured parking

### PARKING

There are Four (4) underground, secured parking stalls with the unit, and there is ample, free, street-front parking directly in front of the unit, across the street and on Carolina Street.

### PROPERTY TAXES (2022)

\$19,487.10

### ASKING PRICE

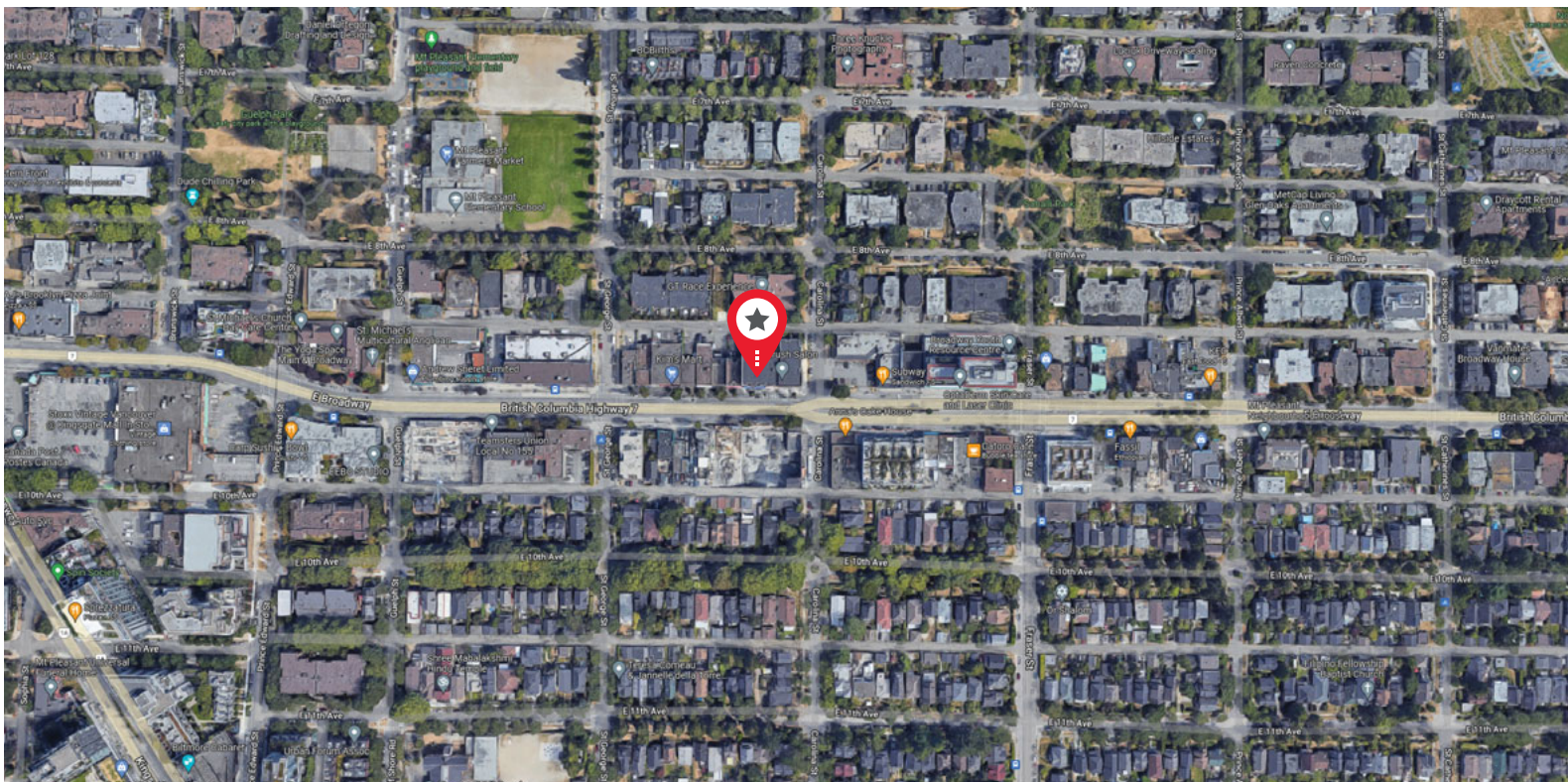
\$2,750,000 - \$2,500,000

### ASKING BASIC LEASE RATE

~~\$42.00 psf~~ - \$39.00 psf per annum

### STRATA FEES

\$1,547.35 (monthly)



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