



FOR SALE

# ~3,700-SF Fully Tenanted Retail Investment Property on Granville Street

910 Granville Street, Vancouver

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## Property *Highlights*



Retail investment opportunity with strong visibility and 25 ft of frontage on Granville Street.



Secure, consistent rental income anchored by a recognized long-term tenant.



Situated in the heart of Downtown, coveted by both residents and businesses.



Located within Vancouver's Granville Street Plan and the Granville Entertainment District (GED).



Well-served by public transit.



Prime location benefiting from strong tourist foot traffic and proximity to major attractions.

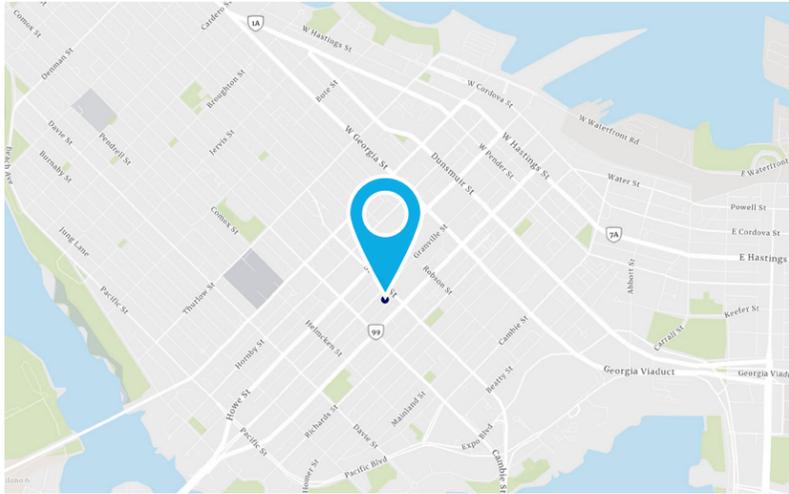


## Salient *Facts*

<b>Civic Address:</b>	910 Granville Street, Vancouver						
<b>Legal Description:</b>	LOT 4 BLOCK 73 DISTRICT LOT 541 PLAN 210 PID: 004-753-291						
<b>Location:</b>	Located on the east side of Granville Street between Smithe Street and Nelson Street.						
<b>Current Improvement:</b>	The Property is improved with a single-storey building with a half basement, currently operating as a restaurant and leased to Roxy Burger, a long term tenant.						
<b>Gross Building Area*:</b>	<table border="1"> <tr> <td>Main Floor</td> <td>~2,500 SF</td> </tr> <tr> <td>Basement</td> <td>~1,200 SF</td> </tr> <tr> <td><b>Total</b></td> <td><b>~3,700 SF*</b></td> </tr> </table>	Main Floor	~2,500 SF	Basement	~1,200 SF	<b>Total</b>	<b>~3,700 SF*</b>
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Basement	~1,200 SF						
<b>Total</b>	<b>~3,700 SF*</b>						
<b>Tenant:</b>	Roxy Burger						
<b>Land Area*:</b>	3,000 SF (25 ft x 120 ft)						
<b>Land Use:</b>	The Property is currently zoned DD (Downtown District), and located within the <a href="#">Granville Street Plan</a>						
<b>Income and Lease Tenure Information:</b>	Contact the listing agents.						
<b>Asking Price:</b>	<b>\$4,850,000</b>						



\*All measurements are estimates and should not be relied upon without independent verification.



# Property Location

- Situated in the heart of Downtown Vancouver within the Granville Entertainment District, the Property is surrounded by a wide variety of bars, shops and theatres, including The Vogue Theatre, The Orpheum Theatre, The Commodore Ballroom, among others.
- The Property boasts excellent public transit links, with the Vancouver City Centre SkyTrain Station just a 4-minute walk away, ensuring seamless connectivity.
- The area offers a diverse shopping experience, from unique boutiques to well-known retail brands, with the Property conveniently located just a 3-minute walk from the CF Pacific Centre.
- The Property enjoys a prime spot in a vibrant and established Downtown area that continues to evolve, attracting a high volume of pedestrian traffic.



Within 5 KM radius



**481,127**  
population  
2035



**\$200,064**  
average household  
income 2035





Please contact the listing brokers for more details on this offering.

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