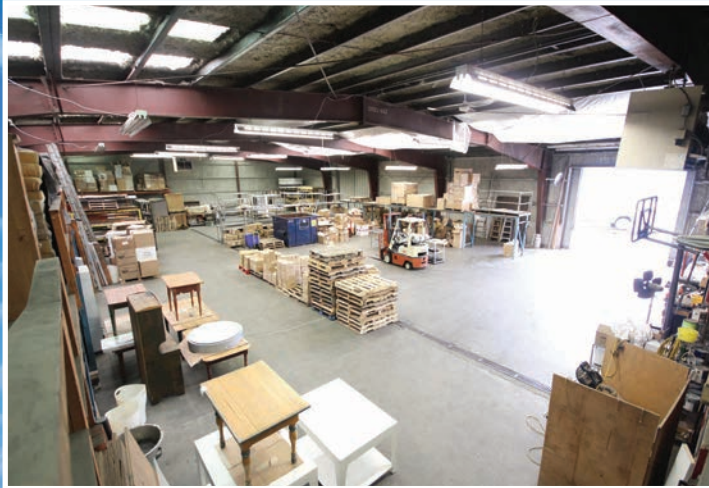


FOR LEASE

968 EAST CORDOVA STREET

PRIME STRATHCONA WAREHOUSE/PRODUCTION FACILITY



ROBERT THAM

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604.609.0882 x 223

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CORBEL COMMERCIAL REAL ESTATE SERVICES

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LOCATION

The subject property is located on the 900 block of East Cordova Street in trendy Strathcona, situated at the foothill of downtown Vancouver and adjacent to Railtown, Chinatown and Gastown. The area has recently seen rapid growth in commercial and residential development and features an excellent mix of amenities and venues nearby. Notable neighbours include Strathcona Beer Company, Les Amis Du Fromage, Liquids + Solids, the new CF Interiors showroom, and the recently completed Strathcona Public Library. Just a few steps to the south is the 300+ unit Strathcona Village development by Wall Financial. The area is strategically poised for continued growth and will experience a huge influx of new residents and businesses in the near future.

FEATURES

- Spacious warehouse/industrial building prominently located on a large corner lot
- Attached fenced paved lot with direct loading access and parking for 5-6 vehicles
- Two drive-in loading bay doors at grade
- Large open area ideal for storage or production
- Exceptional ceiling heights
- Additional non-conforming mezzanine¹ offering 1,600 SF (approx.) of additional storage space
- Dedicated 2-piece washroom, large lunch room, and private office
- Multiple skylights and ample lighting throughout

LOT SIZE²:	13,609 SF (approx.)
BUILDING SIZE*:	9,800 SF (approx.)
GROSS RENT:	\$13,883.33/month + GST
ZONING:	M-2 (Industrial)
AVAILABILITY:	On notice

¹The mezzanine is non-conforming and the property is being sold as it is.
²All sizes are approximate and subject to verification.



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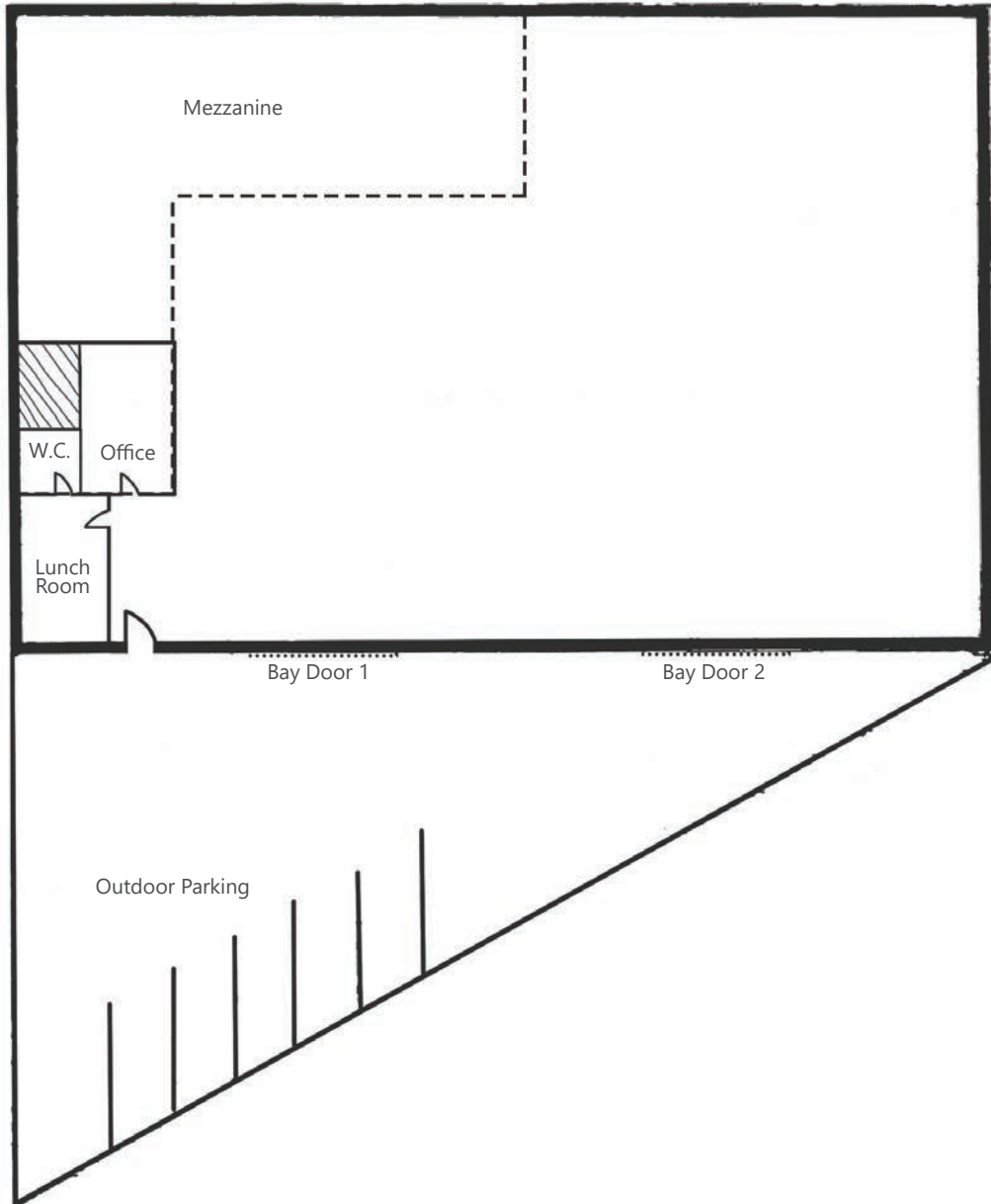
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FLOOR PLANS



*Floor plan may not be 100% accurate and is subject to verification.

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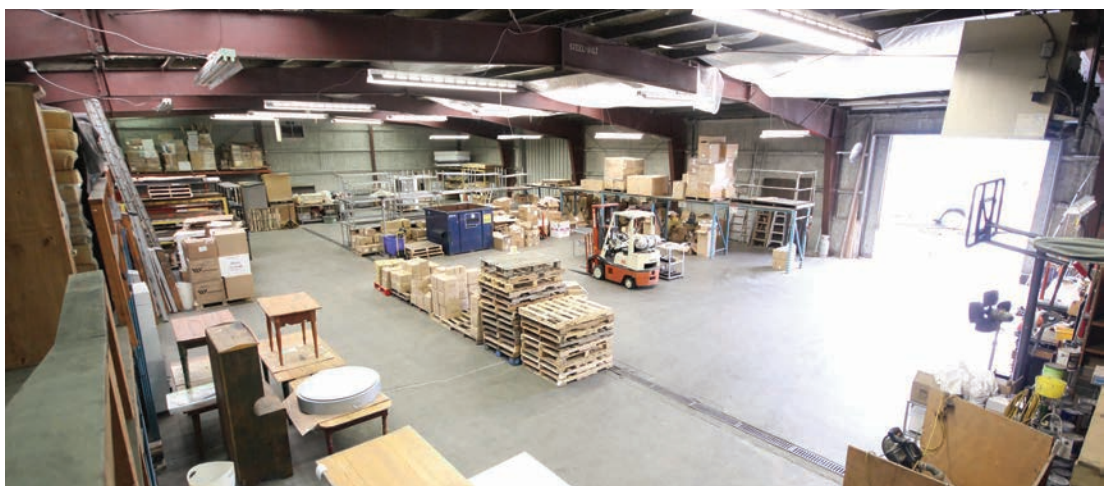
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PRIME STRATHCONA WAREHOUSE/PRODUCTION FACILITY



GETTING AROUND

WALKER'S PARADISE



Daily errands do not require a car

BIKER'S PARADISE



Flat as a pancake, good bike lanes

RIDER'S PARADISE



Transit is convenient for most trips



NEIGHBOURHOOD



CRAFT BREWERIES

1. Strathcona Beer Company
2. Callister Brewing Co.
3. Vancouver Urban Winery
4. Postmark Brewing
5. Andina Brewing Company
6. Powell Brewery



RESTAURANTS/CAFÉS

7. Starbucks
8. Liquids + Solids
9. Pink Pearl Chinese Seafood
10. Ask For Luigi
11. Dosanko
12. JJ Bean Coffee
13. Argo Roasters
14. The Heatley
15. The Garden Strathcon
16. Casa Del Caffé
17. Wilder Snail
18. Raintown Café
19. The Mackenzie Room
20. The Uncommon Café

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