

# Le Magasin

For Lease | 332 Water Street | Character Gastown Retail Opportunity







## THE LOCATION

332 Water Street is located in Le Magasin, a stunning, fully-restored character building nestled in the heart of historic Gastown. Gastown is an internationally-renowned heritage zone, both a bustling tourist destination and a trendy gathering place for locals. Characterized by cobblestone streets, brick and timber heritage buildings and abundant historical charm, the district houses a thriving fashion scene, various upscale home décor boutiques, several independent art galleries, and some of the best culinary fare and busiest gastro pubs in Vancouver. Numerous acclaimed restaurants including L'Abattoir, Water St. Café, and Pidgin, as well as a thriving retail market including COS by H&M, Roden Gray, Herschel Supply Co., Oak + Fort and Inform Interiors, have established Gastown as one of the most stylish neighborhoods in the world.

## THE FEATURES



Located in a high foot and vehicle traffic area, surrounded by numerous boutique retailers, popular cafés, and lounges



Rare character retail space in the heart of Gastown



Beautifully restored building just steps from the iconic Steam Clock

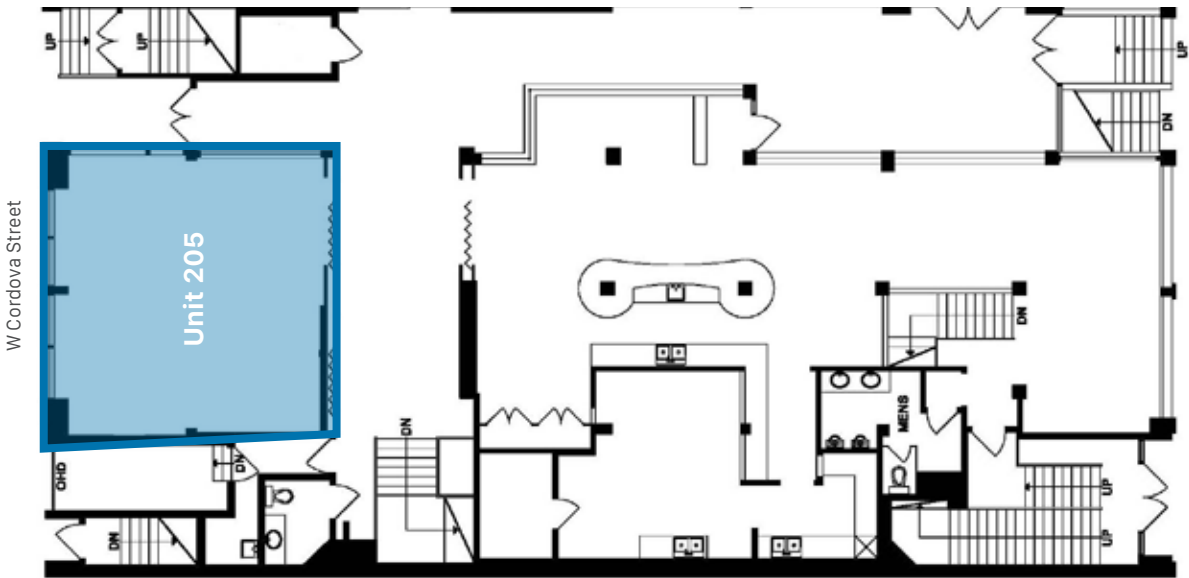


Just minutes to Waterfront Station with several private parkades nearby



Unique entrances allow building access from both Water Street and West Cordova Street



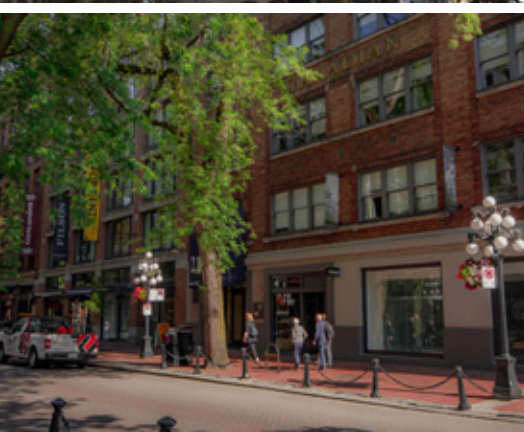


UNIT:	SIZE: <sup>1</sup>	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: <sup>2</sup>	AVAILABILITY:
205	879 SF (Approx.)	\$47.00 PSFPA	\$25.63 (2026 est.)	\$5,393.40/month + GST	Immediately

Highlights

- Spacious unit with a striking glass storefront, offering outstanding visibility and strong signage opportunities.
- Large display windows that flood the space with natural light.
- Impressive ceiling heights creating an open and inviting atmosphere.

<sup>1</sup>All sizes are approximate and subject to verification.  
<sup>2</sup>Gross rent currently equates to this amount plus GST.  
\*Floor plan may not be 100% accurate and is subject to verification.



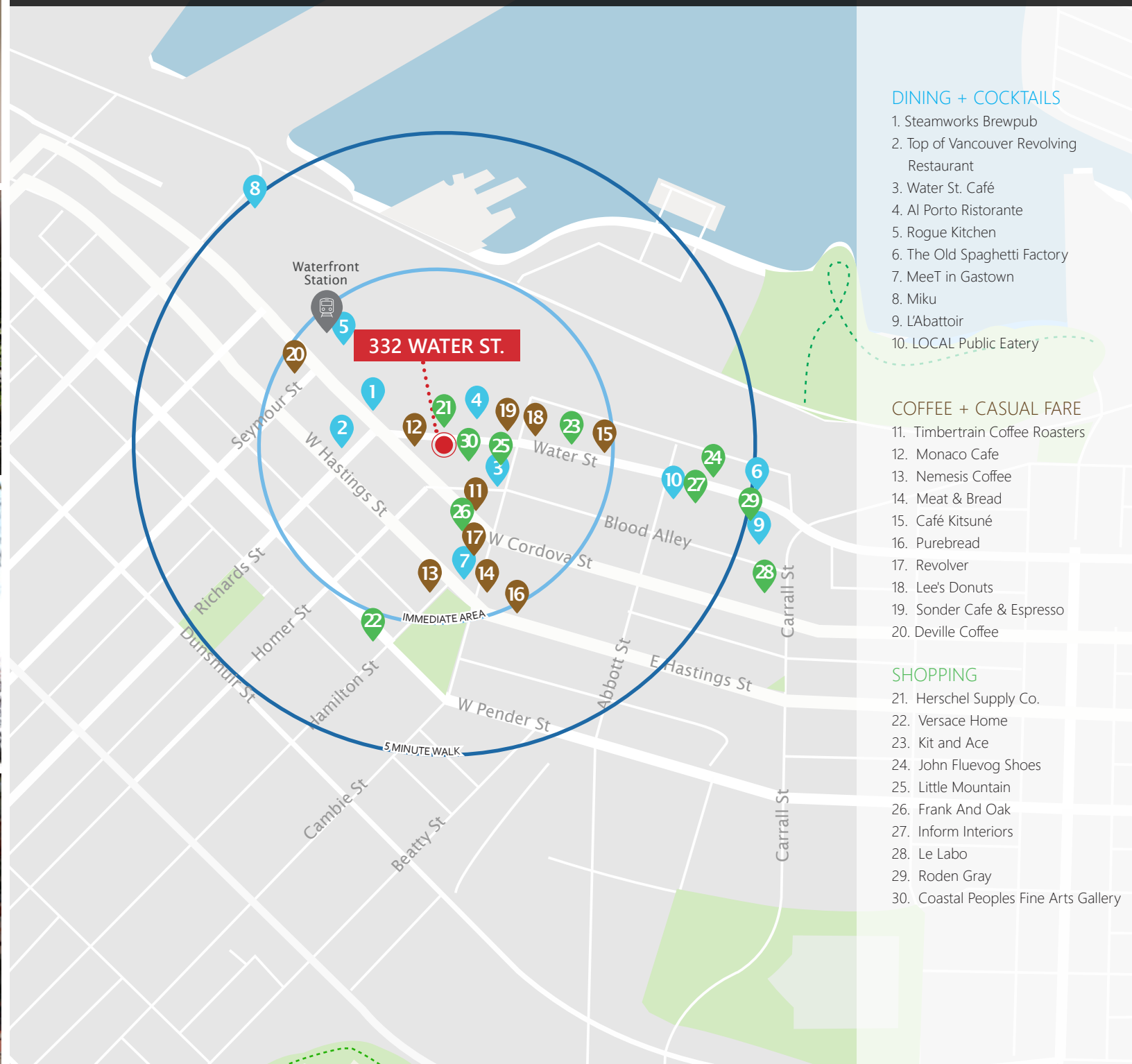
## 97 Walker's Paradise

Daily errands do not require a car

Source: walkscore.com

## 100 Rider's Paradise

World-class public transportation





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