

FOR SUBLEASE

# 252 RAYMUR AVENUE

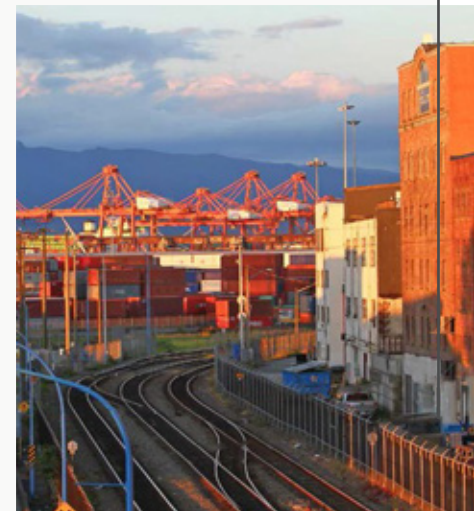
Prime Strathcona Industrial Opportunity





# the location

Located in the heart of the rapidly growing Strathcona area, this neighborhood offers a rich mix of amenities and has become a hub for both commercial and residential development. Notable neighbors include Strathcona Beer Company, Les Amis Du Fromage, The Garden Strathcona Café, Hype Chocolate Co., Article, and Prototype Coffee. This property is minutes from downtown Vancouver and adjacent to Railtown, Chinatown, Gastown, and Port Town. Strategically poised for exceptional growth, the area is experiencing a significant influx of new businesses and residents, positioning it well for continued growth. Be a part of Strathcona's dynamic future today.



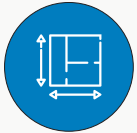
# the features



Prime industrial opportunity located in trendy Strathcona



Grade level loading



Spacious and functional layout

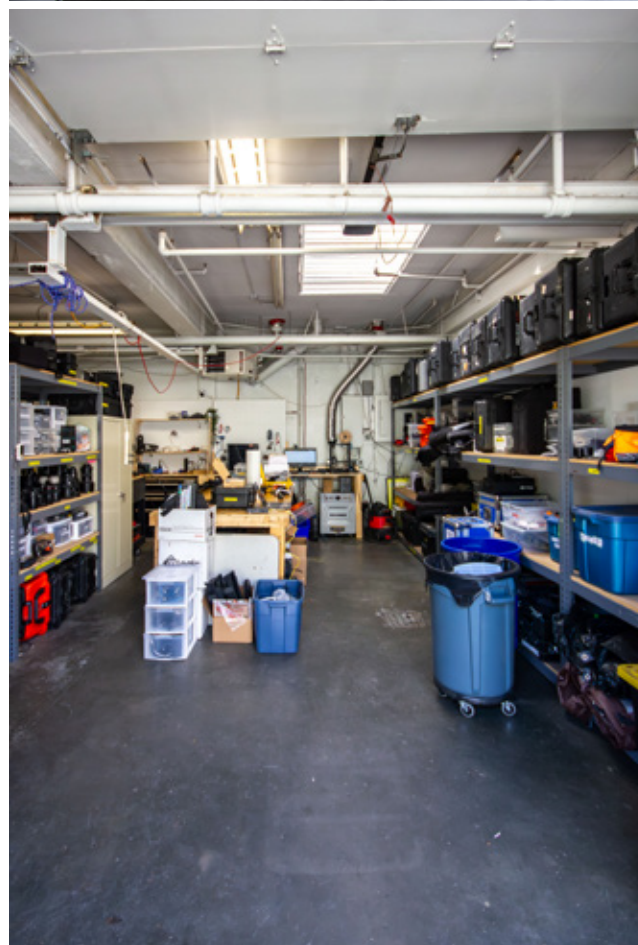


1 private washroom

# salient facts

<b>SIZE<sup>1</sup></b>	863 SF (Approx.)
<b>GROSS RENT:</b>	\$2,250.00/month + GST
<b>ZONING:</b>	M-2 Industrial
<b>HEADLEASE EXPIRY:</b>	January 31, 2029
<b>AVAILABILITY:</b>	Immediately

<sup>1</sup>All sizes are approximate and subject to verification.





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**Walker's Paradise**

Daily errands do not require a car

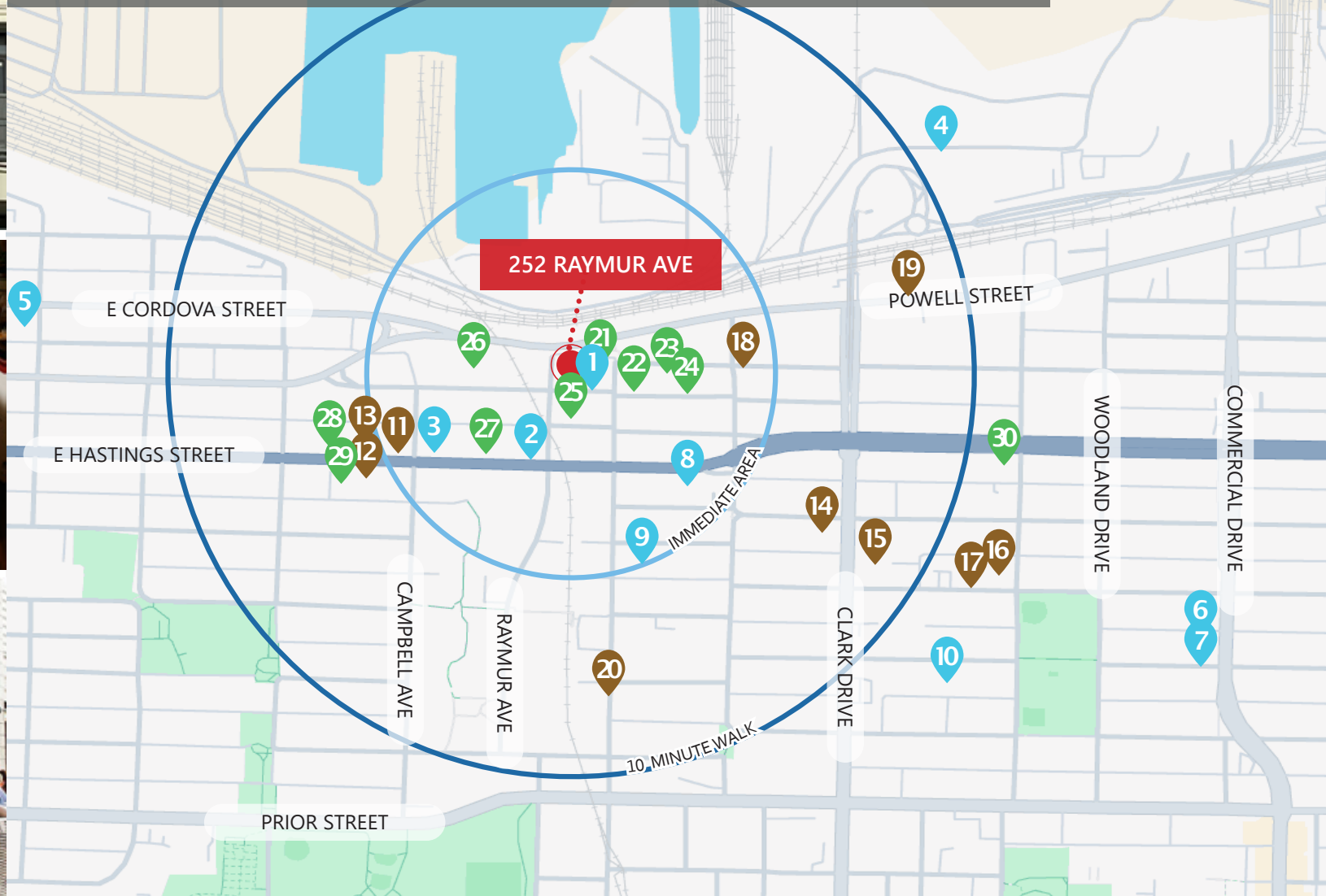
Data sourced from walkscore.com



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**Excellent Transit**

Transit is convenient for most trips.



**RESTAURANTS**

1. Focacciaza
2. Pho Khanh Express
3. Liquids + Solids
4. Aleph Eatery
5. Dosanko
6. Pepinos
7. Caffé La Tana
8. Pink Pearl
9. Riz Sushi
10. Takenaka

**CRAFT BREWERIES + CAFES**

11. Strathcona Beer Company
12. The Garden Strathcona
13. Prototype Coffee
14. Superflux Beer
15. Yuán Coffee
16. Timbertrain Coffee Roasters
17. Earnest Ice Cream
18. Container Brewing
19. Powell Brewery
20. Superflux Beer Company

**SHOPS + BUSINESSES**

21. By Yours Truly Floral Studio
22. Win Full Foods
23. Franklin Sign and Classic Neon
24. Avelyn Event Stylist
25. Foundry Commercial Kitchens
26. Crane Photography Studios
27. Moonlight Natural Pet Store
28. les amis du FROMAGE
29. Article
30. Mike's NOFRILLS



## Contact Us

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