

FOR SALE

3,254 SF

OFFICE | RETAIL | MEDICAL | LIGHT INDUSTRIAL SPACE

RARELY AVAILABLE GROUND FLOOR SPACE
ONE BLOCK AWAY FROM COMMERCIAL DRIVE
HIGH EXPOSED CEILINGS
LARGE EXCLUSIVE STORAGE ROOM



1641 EAST PENDER STREET

VANCOUVER, BC

1641 EAST PENDER STREET | VANCOUVER, BC

THE OPPORTUNITY

Cushman & Wakefield ULC ("C&W") is pleased to introduce a rare opportunity to acquire up to 3,254 SF of ground floor commercial space in Vancouver's highly sought after Grandview-Woodland neighborhood just steps away from Commercial Drive's bustling amenity corridor. Flexible zoning allows for a wide range and variety of commercial, retail and industrial uses. The space includes secure parking for up to four (4) vehicles, in addition to a private 457.50 SF storage room located adjacent to the unit. The space is beautifully built out with high-end improvements, polished concrete flooring and lofty 16'8" ceilings, inundating the space with natural light.

PROPERTY HIGHLIGHTS

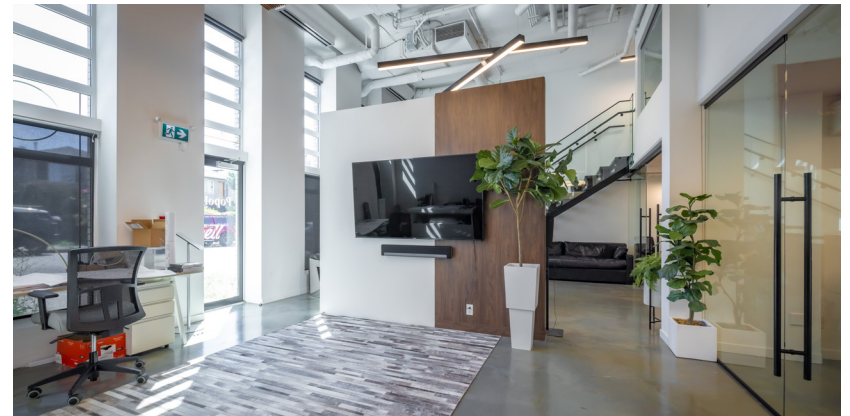
- » Rare entire ground floor and mezzanine opportunity in boutique mixed-use building
- » Steps from Commercial Drive's bustling amenity corridor
- » Built out with high-end improvements
- » Direct street front access and exposure
- » Grade level loading access at rear
- » Power: Three 200-amp panels

ZONING: MC - 1

MC-1 zoning allows for a wide range and variety of commercial, retail and industrial uses including:

- » General Office Use
- » Healthcare / Medical Use
- » Retail Uses
- » Creative Industrial / Production Use
- » Beauty & Wellness Centre

** Please contact listing agents for full zoning details*



SALIENT DETAILS

Address:	1641 East Pender Street, Vancouver, BC	
Size:	Main Floor	1,992.40
	Mezzanine	1,261.53
	Total	3,253.93
	Exclusive Storage Room	457.50
PID:	030-079-900, 030-079-896, 030-079-888	
Monthly Strata Fees:	\$1,526.96	
Gross Taxes (2023)	\$8,539.53	
Asking Price:	Please contact listing agents	

UNIT FEATURES



ACCESS

PRIVATE STREET ENTRANCE



CEILING HEIGHT

16'8" CLEAR CEILING HEIGHTS



PARKING

3 PARKING STALLS (ONE STALL
EQUIPPED WITH CAR LIFT FOR
STACKED PARKING)



WASHROOM

PRIVATE ACCESSIBLE WASHROOM



STORAGE

457.50 SF STORAGE ROOM
LOCATED ADJACENT TO UNIT



POWER

THREE (3) 200 AMP PANELS



LOADING

GRADE LEVEL LOADING AT REAR



SPRINKLERS

FULLY SPRINKLERED

IMPROVEMENTS

- » Built out with a mix of offices/ meeting rooms, boardrooms and open concept area
- » Glass partitions
- » Open concept kitchen / lounge
- » Two accessible washrooms
- » Exposed staircase to mezzanine
- » Polished concrete floors
- » Double height windows
- » Exposed ceilings with stylish light fixtures



THE LOCATION

RESTAURANT

1. PEPINO'S SPAGHETTI HOUSE
2. THE LUNCH LADY
3. HAVANA VANCOUVER
4. LA MEZCALERIA
5. MAGARI BY OCA

GROCERY

11. FOODSTOP
12. CHOICES MARKET
13. SANTA BARBARA MARKET
14. TRIPLE A MARKET
15. VANCOUVER FRESHMART

RETAIL

6. LITTLE MISS VINTAGE
7. TURNABOUT
8. MINTAGE
9. MY SISTER'S CLOSET
10. BY DESIGN MODERN

RECREATION

16. STRATHCONA PARK
17. MACLEAN PARK
18. GRANDVIEW PARK
19. WOODLAND PARK
20. PANDORA PARK

1641 E PENDER ST. VANCOUVER, BC

TRAVEL TIMES

Situated in the heart of Vancouver's highly sought-after Commercial Drive and Grandview-Woodland neighbourhoods, 1641 E Pender offers a rare opportunity to be at the centre of it all. Rated the fifth "coolest street" in major global cities by Time Out in 2024, Commercial Drive provides 22 blocks of top-rated restaurants, specialty retail boutiques and a vibrant music scene. This prime location provides easy access to the Port of Vancouver, Downtown Vancouver, and Highway 1.

- **11-MIN** TO PORT OF VANCOUVER
- **11-MIN** TO DOWNTOWN VANCOUVER
- **11-MIN** TO HWY 99
- **8-MIN** TO HWY 1

FOR MORE INFORMATION, PLEASE CONTACT:

ANDREI JELESCU

Personal Real Estate Corporation
Associate Vice President
Direct: +1 604 640 5812
Mobile: +1 778 996 9009
andrei.jelescu@ca.cushmanwake.com

MATTHEW MACLEAN

Personal Real Estate Corporation
Executive Vice President
Direct: +1 604 640 5855
Mobile: +1 604 897 7104
matthew.maclean@ca.cushmanwake.com

SYDNEY OSLUND

Senior Associate
Direct: +1 604 262 8775
Mobile: +1 604 726 4308
sydney.oslund@cushwake.com

MARTIN DELAFONTAINE, B.COMM.

Personal Real Estate Corporation
TRG Commercial Realty Ltd.
Direct: +1 604 418 5992
martin.delafontaine@trgcommercial.ca

700 West Georgia St., Suite 1200 | Vancouver, BC V7Y 1A1 | +1 604 683 3111 | cushmanwakefield.ca

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

STEPS AWAY FROM COMMERCIAL DRIVE

