SL 6 & 7 - 2522 GUELPH STREET, VANCOUVER STRATA UNITS IN THE BRAND NEW "HABITAT"

ASSIGNMENT SALE/LEASE





Commercial Real Estate Services

KATIE ZOLADEK katie.zoladek@williamwright.ca 604.428.5255 MEG COONEY meg@williamwright.ca 604.428.5255



LEASING OR ASSIGNMENT OPPORTUNITY IN THE BRAND NEW "HABITAT" DEVELOPMENT BY PORTE, FABRIC LIVING, AND HUDSON

William Wright Commercial is pleased to offer this Leasing or Assignment opportunity in Porte, Fabric Living, and Hudson's sold-out development, HABITAT. Ideally located in the hip and happening Mount Pleasant community, HABITAT benefits from high accessibility from East Broadway, unparalleled walkability, diverse mix of restaurants/cafes and boutique shops, and is only 400m from the future Mount Pleasant Skytrain Station.

The subject unit is 1,631 SF, comprised of two strata units (846 SF & 785 SF), which affords the buyer an opportunity to demise and lease a portion of the space or occupy all 1,631 SF of contiguous area. For restaurant occupiers, the unit will have access to commercial kitchen exhaust rough-in and a gas lines, which is a rarity in Vancouver.



Leasing or Assignment opportunity in the brand new "Habitat" development by Porte, Fabric Living, and Hudson



14'2 ceiling heights

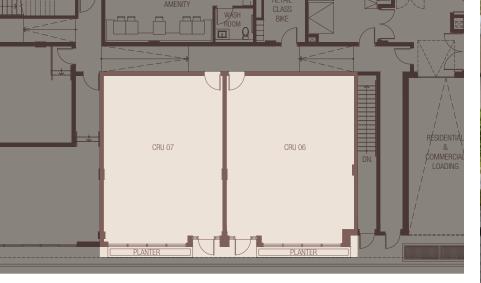


4 parking stalls



Commercial kitchen exhaust rough-in with gas lines













FOR MORE INFORMATION CONTACT

BURGOO

E 15TH AVE

KATIE ZOLADEK katie.zoladek@williamwright.ca 604.428.5255

MEG COONEY meg@williamwright.ca 604.428.5255

E&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and do not accept or assume any responsibility or liability, consequential or direct, for the recipient's reliance upon the information. Any recipient and/or interested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/ or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services and its listing client and/or clients. 2023 William Wright Commercial Real Estate Services, All rights reserved.

Steamworks; and area draws including: Nesters,

Mount Pleasant Community Centre, Vancouver Public Library, Emily Carr University, Robson

Park, and Dude Chilling Park.

William Wright Commercial Real Estate Services Inc. #430-605 Robson Street, Vancouver T 604.428.5255 | F 604.428.5254 williamwright.ca