

3761-3763 MAIN STREET, VANCOUVER
HEALTH PRACTITIONER RETAIL OPPORTUNITY

**FOR
LEASE**



WILLIAM | WRIGHT

Commercial Real Estate Services

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3761-3763 Main Street, Vancouver

Overview

William Wright Commercial is pleased to present this charming +/- 1,452 SF street front retail, currently designed to cater to the needs of health practitioners and personal services with ample plumbing and electricity. The sought-after exposure on Main Street, in Mount Pleasant, offers a prime location for medical professionals and business owners looking to establish or expand their market. Boasting high visibility at an intersection, this location is situated within walking distance of public transportation hubs, major thoroughfares, minutes away from the downtown core of Vancouver and is easily accessible, ensuring convenient access for both practitioners and patients.



**High Traffic
Location**



**Suitable
for Health
Practitioner**

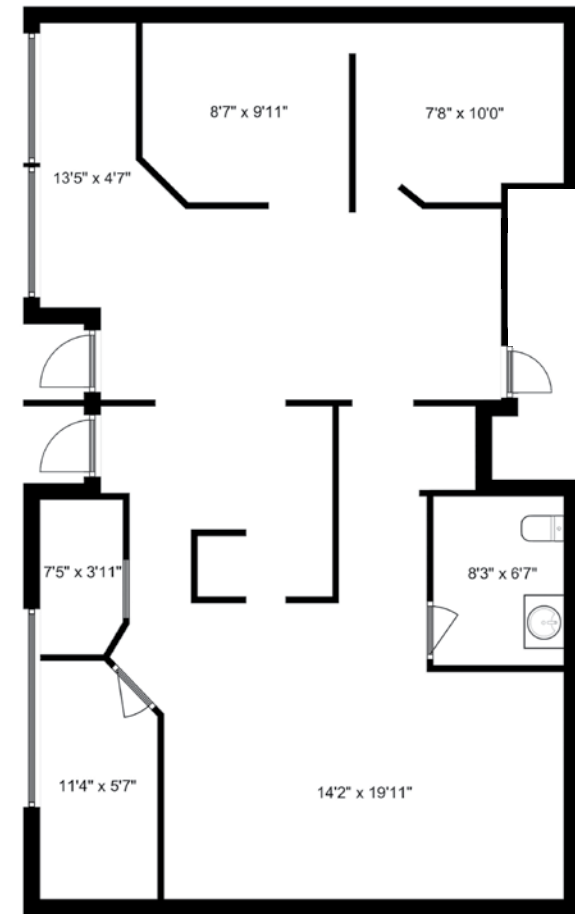
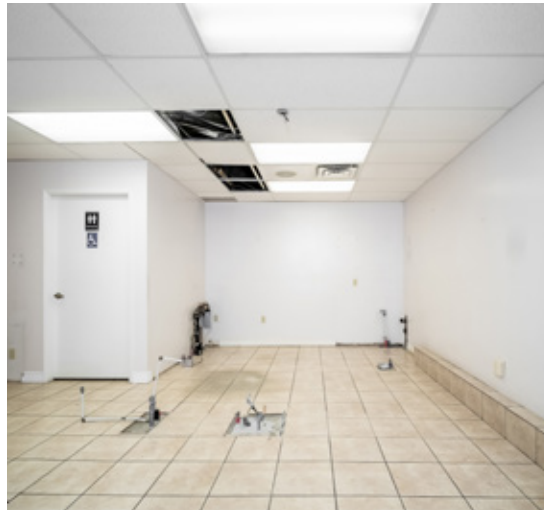


**Great Signage
Exposure**



**Easy
Accessibility**





Size ± 1,452 SQFT

Parking 4 Stalls

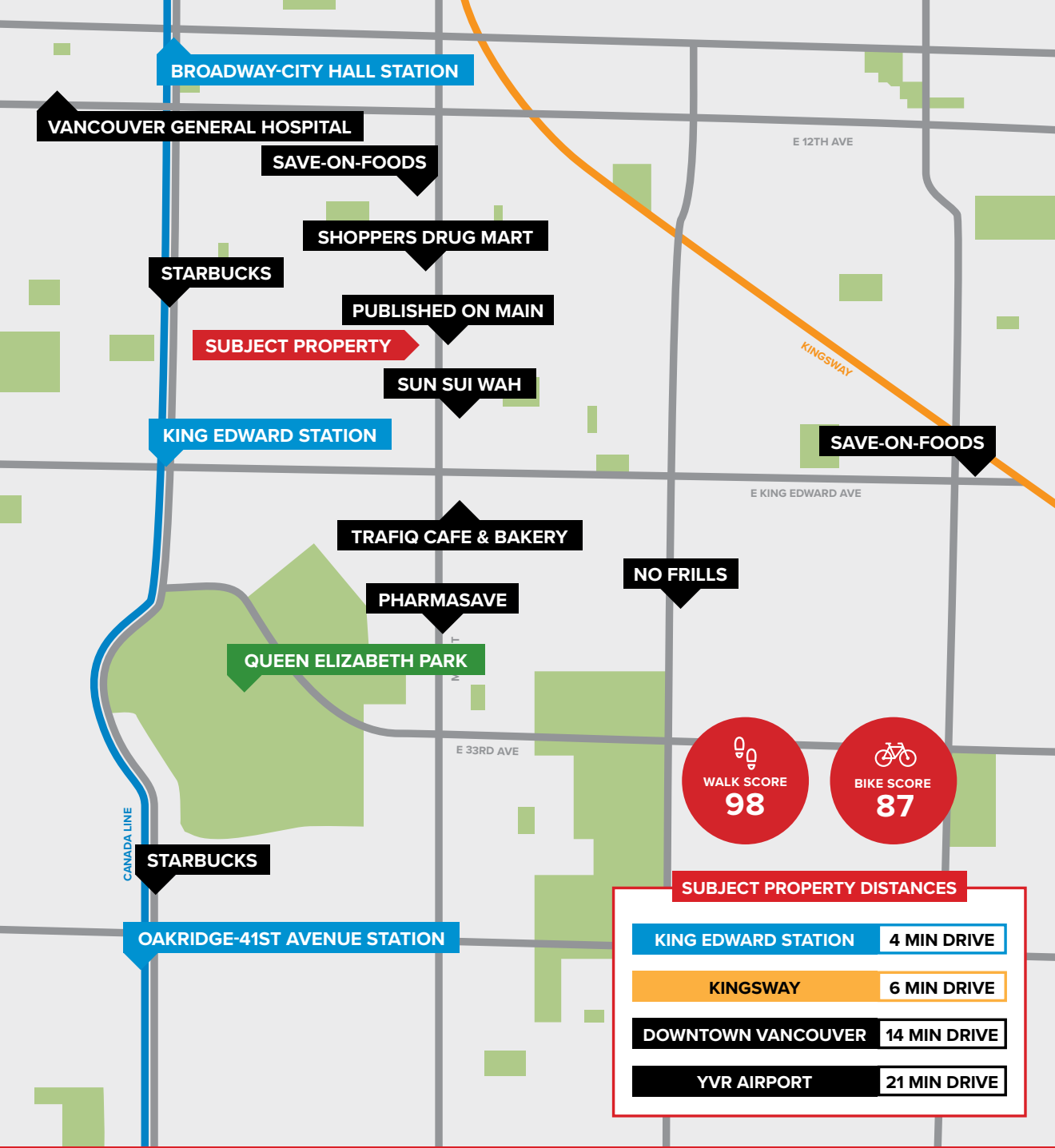
Zoning C-2

Basic Rent \$60.00/FT

Additional Rent \$20.00/FT

Monthly Rent \$9,680.00 + GST

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



Location

Located on Main Street, you'll find yourself immersed in the energetic and culturally vibrant neighbourhood of Mount Pleasant, within this growing commercial hub. This bustling area offers an eclectic mix of shops, restaurants, and cafes, providing a diverse array of culinary delights and shopping experiences. With excellent transit connectivity and the nearby Broadway SkyTrain station, this location can service your clients from various key locations within Vancouver and the Lower Mainland making it the ideal choice for any business owner.

SUBJECT PROPERTY DISTANCES

KING EDWARD STATION	4 MIN DRIVE
KINGSWAY	6 MIN DRIVE
DOWNTOWN VANCOUVER	14 MIN DRIVE
YVR AIRPORT	21 MIN DRIVE

For More Information Contact

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