

1086 W BROADWAY, VANCOUVER

LIMITED FOOD SERVICE RESTAURANT ON W BROADWAY

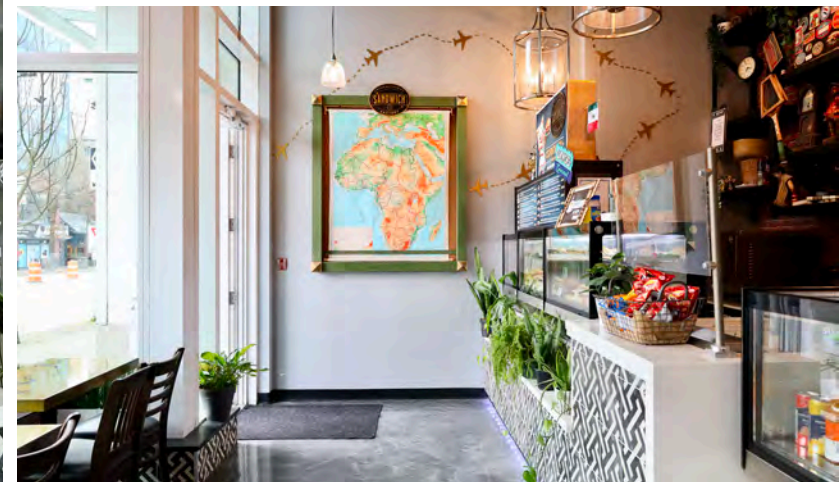
**BUSINESS
SALE**



WILLIAM | WRIGHT

NATHAN ARMOUR
PERSONAL REAL ESTATE CORPORATION
nathan@williamwright.ca
604.545.0636





OVERVIEW

Opportunity to purchase a limited-service food establishment currently operating as an international sandwich shop eatery. Situated in a prime location on West Broadway, between Spruce and Oak Street within the well-established Broadway Corridor. The retail unit is 684 sq. ft. with 19 feet of frontage, an open floor plan, high ceilings, and ample natural light. This highly acclaimed restaurant with good annual sales comes fully equipped with furniture, equipment, and operational systems in place for a seamless transition to new ownership. Ideally suited for fast food businesses, sub-shops, or small-scale production ventures. 1086 West Broadway presents a strategic opportunity to purchase, as it is in an exceptional location with significant future growth.

PROPERTY HIGHLIGHTS



Street-front accessibility



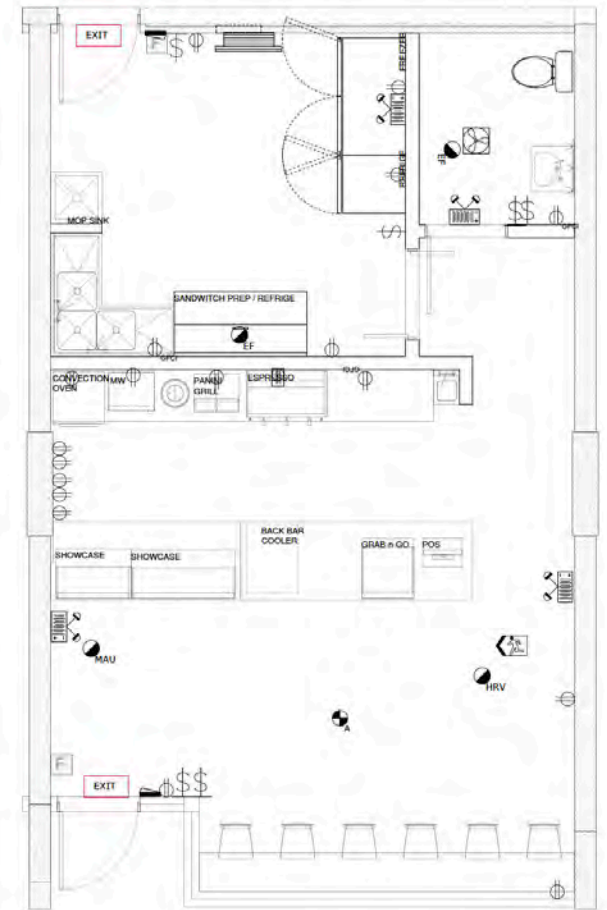
High traffic exposure with 19-feet of frontage along West Broadway



Quick and easy access to Downtown Vancouver



Exceptional location with significant future growth



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

Size ± 684 SQFT

Parking 1 Stall

Zoning C-3A

Strata Fees \$498.00

Price \$119,000.00



LOCATION

West Broadway is a bustling commercial corridor lined with a variety of shops, restaurants, cafes, and national tenants. The central location of West Broadway is a major thoroughfare that runs through several neighborhoods in Vancouver, including Kitsilano, Fairview, and Mount Pleasant. Transpiration in the area is convenient, with bus routes along West Broadway and nearby access to the Skytrain. The area continues to evolve, especially given the planned Broadway Skytrain extension.

BROADWAY CITY HALL SKYTRAIN 7 MIN DRIVE

GRANVILLE BRIDGE 11 MIN DRIVE

DOWNTOWN VANCOUVER 11 MIN DRIVE

YVR AIRPORT 22 MIN DRIVE

FOR MORE INFORMATION CONTACT

NATHAN ARMOUR
PERSONAL REAL ESTATE CORPORATION
nathan@williamwright.ca
604.545.0636