12115 FIRST AVENUE, RICHMOND PRIME STREET-FRONT RETAIL IN THE STEVESTON VILLAGE

FOR LEASE





LIAM MARCH liam.march@williamwright.ca 604.545.0636

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

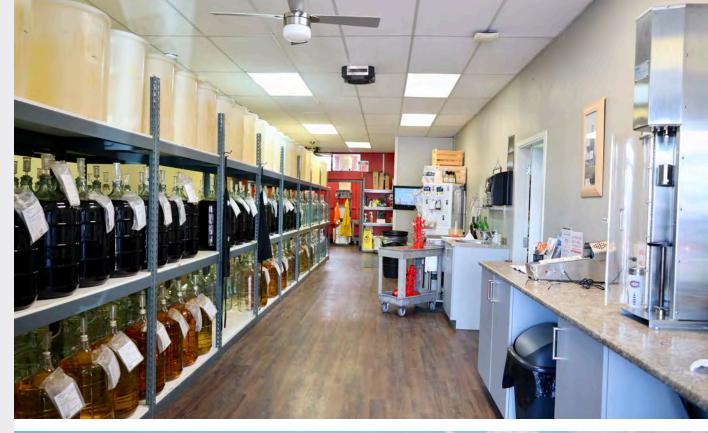
WILLIAM | WRIGHT

12115 FIRST AVENUE

Great opportunity to lease street-front retail space in the heart of historic Steveston Village, Richmond, BC. This 1,480 square foot unit, currently operating as a wine-making supply store features an open floor plan, private washroom, and large retail windows. Suitable for various retail or service provider uses, the property offers excellent exposure, ample front parking, and parking at the rear. Positioned to capitalize on the thriving community's foot traffic and proximity to nearby retailers and residential neighborhoods, this unit is ideal for retail businesses, professionals, or service providers seeking a prominent presence in Steveston Village, a popular destination for locals and tourists alike.

PROPERTY HIGHLIGHTS

Street frontage with excellent signage potential and abundant natural light	
High foot and vehicle traffic	<u> </u> TOJ
Fully improved	K
Central location with numerous restaurants and extensive retail	













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

Size	± 1,480 SQFT
Parking	1 Stall
Zoning	CS3
Basic Rent	\$42.00/FT
Additional Rent	\$6.08/FT
Monthly Rent	\$5,929.87 + GST



LOCATION

Steveston Village has a rich history as a fishing port and cannery district. The area's heritage is well preserved blending historic maritime heritage with modern amenities and a vibrant community atmosphere. Nestled along the shores of the Fraser River, the Steveston area is a vibrant and walkable neighborhood offering a wide range of amenities, including shops, restaurants, cafes, parks, and recreational facilities. Transit and access to Greater Vancouver from Steveston Village in Richmond offer convenient access to Highway 99, which directly connects to the Greater Vancouver area.

FOR MORE INFORMATION CONTACT

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

LIAM MARCH

liam.march@williamwright.ca 604.545.0636

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 has prepared this document for the sole purposes of advertising and general information. 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 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 of content, accuracy, completeness, and reliability, and do not accept or assume any responsibility or induced liance upon the information. Any recipient and/or interested party should undertake their own appropriate and inducented or their own appropriate and inducentation excuracy 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 relients exclude unequivocally all inferred or implied terms, conditions, and warrantes 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. All rights reserved.

William Wright Commercial Real Estate Services Inc. #350-522 Seventh Street, New Westminster T 604.545.0636 | F 604.428.5254 williamwright.ca