

**12115 FIRST AVENUE, RICHMOND**

**PRIME STREET-FRONT RETAIL IN THE STEVESTON VILLAGE**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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## 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



Fully improved



Central location with numerous restaurants and extensive retail







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



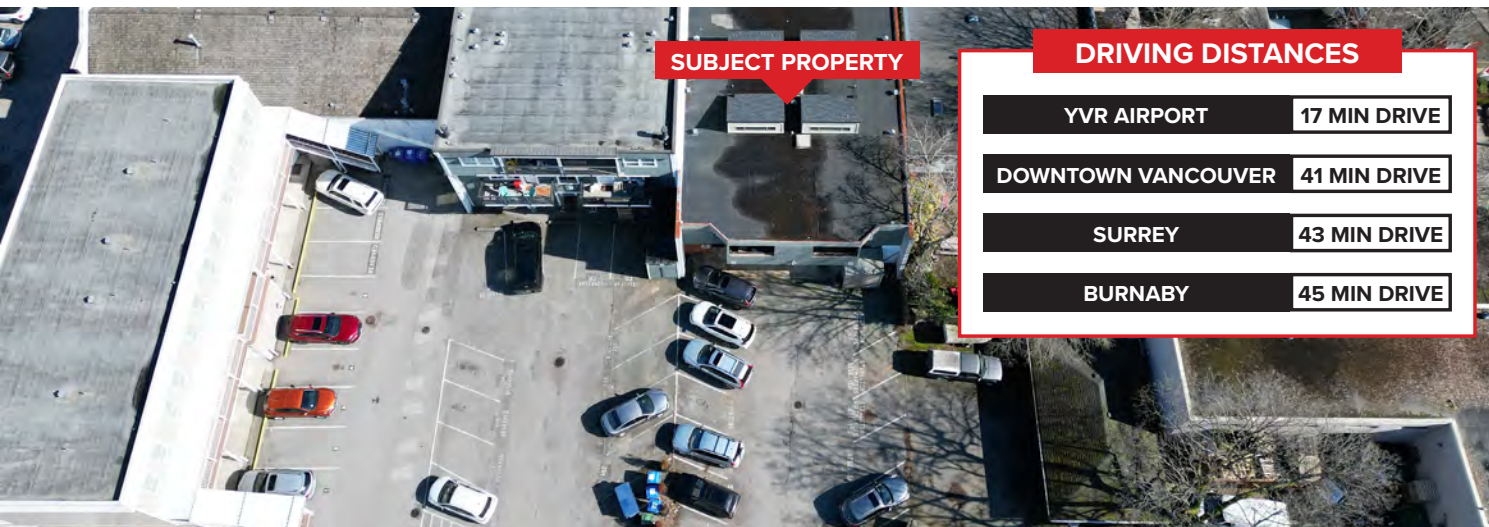
<b>Size</b>	± 1,480 SQFT
<b>Parking</b>	1 Stall
<b>Zoning</b>	CS3
<b>Basic Rent</b>	\$42.00/FT
<b>Additional Rent</b>	\$6.08/FT
<b>Monthly Rent</b>	\$5,929.87 + GST





## 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

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