# 8-1022 KINGSWAY, VANCOUVER PRIME 630 SQFT CORNER RETAIL UNIT

# FOR LEASE



## WILLIAM | WRIGHT

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### 8-1022 Kingsway, Vancouver

Located on Kingsway next to Queen's Plaza shopping plaza, this prime 630 sqft corner retail unit offers exceptional exposure for businesses seeking high foot traffic and visibility. Nestled in East Vancouver's vibrant Kensington-Cedar Cottage neighborhood, this space is an excellent opportunity for retail ventures looking to thrive in a dynamic commercial district. With its large storefront windows and ideal location, it's perfect for establishing your business in a highdemand area.



Prime Kingsway location with excellent



visability

Large windows with

abundant natural light



Versatile space can accommodate many retail uses



Warm shell retail unit

#### **For Lease** 8-1022 Kingsway, Vancouver

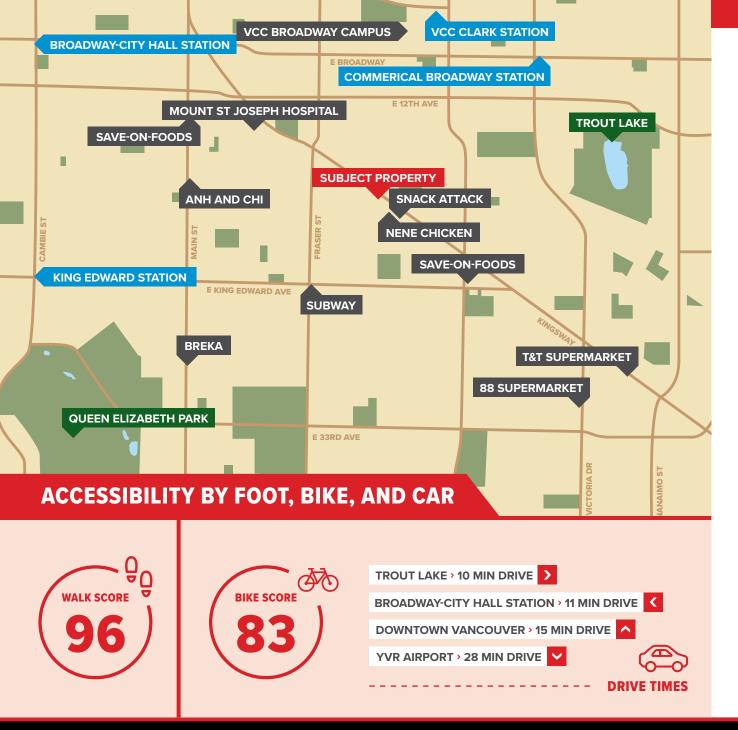
<b>SIZE</b> +/- 630 SQFT	BASIC RENT \$47.00/FT <b>\$38.00/FT</b>
<b>PARKING</b> Shared Garage Parking	ADDITIONAL RENT \$12.80/FT
ZONING	\$2,667.00 + GST











#### Be a part of Kensington-Cedar Cottage's Neighbourhood

Kensington-Cedar Cottage is one of East Vancouver's most diverse and vibrant neighborhoods, known for its mix of residential, commercial, and cultural offerings. Positioned on Kingsway, a major arterial route connecting the city, this location benefits from significant vehicle and pedestrian traffic. The area boasts a thriving community with a variety of restaurants, boutique shops, and essential services, attracting locals and visitors alike. With convenient access to public transit, ample street parking, and proximity to downtown Vancouver, this location is ideal for businesses seeking a central and wellconnected space.

This location is conveniently situated along Kingsway, a major transit corridor with frequent bus service connecting directly to nearby neighborhoods and SkyTrain stations. The #19 Metrotown/ Downtown bus route offers easy access to the surrounding area, while other local transit options make this retail space easily accessible for both customers and employees.

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