

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

**FOR
LEASE**



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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 high-demand area.



Prime Kingsway
location with excellent
visibility



Versatile space can
accommodate many
retail uses



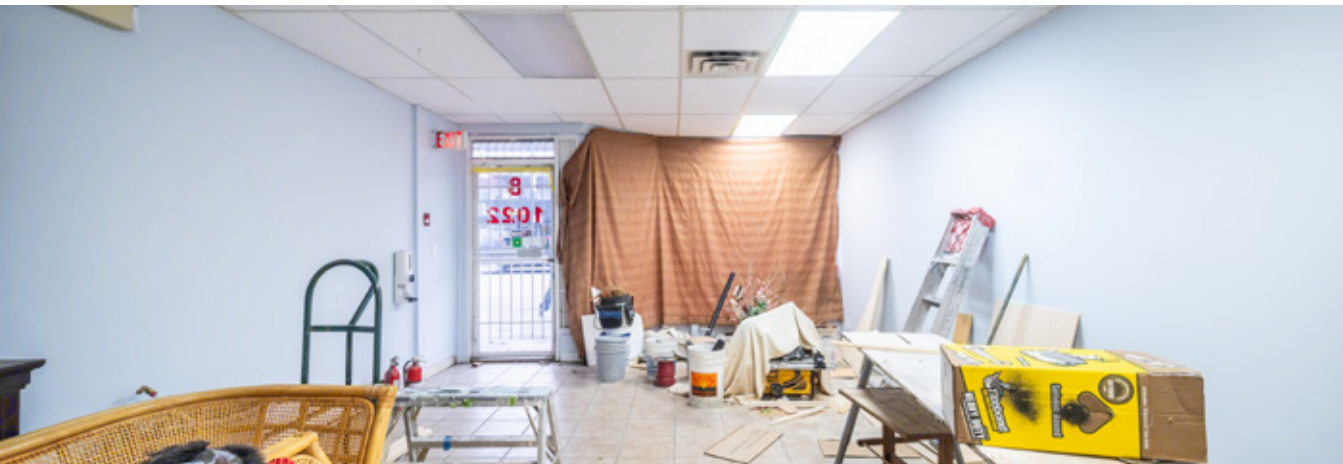
Large windows with
abundant natural light



Warm shell retail unit

For Lease
8-1022 Kingsway, Vancouver

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





ACCESSIBILITY BY FOOT, BIKE, AND CAR



TROUT LAKE > 10 MIN DRIVE >

BROADWAY-CITY HALL STATION > 11 MIN DRIVE <

DOWNTOWN VANCOUVER > 15 MIN DRIVE ^

YVR AIRPORT > 28 MIN DRIVE v



DRIVE TIMES

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 well-connected 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.