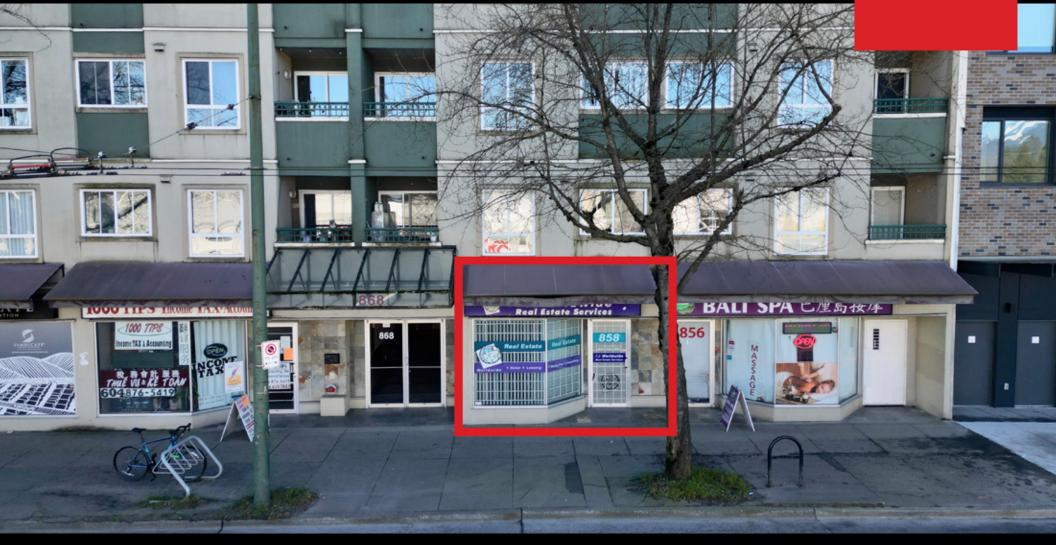
# **858 KINGSWAY, VANCOUVER** PRIME RETAIL ALONG KINGSWAY

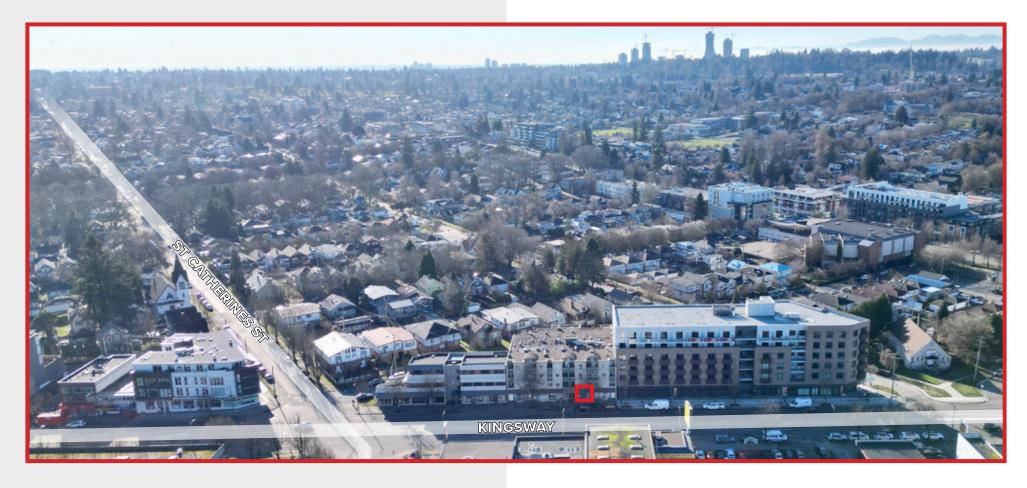
# FOR SALE



NATHAN ARMOUR 604.545.0636

### PERSONAL REAL ESTATE CORPORATION nathan@williamwright.ca

# WILLIAM | WRIGHT



#### **Overview**

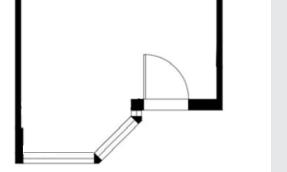
Opportunity to own a retail unit in the trendy Kensington-Cedar Cottage neighborhood, near Kingsway & Fraser. The space is suitable for a variety of retail or office uses and offers street frontage along Kingsway, providing excellent visibility for signage and abundant natural light. The unit features an efficient open-floor layout, streetfront parking, and an additional dedicated parking stall. It is compact yet functional, perfect for small teams or startups, offering a functional and versatile space ideal for collaborative work or private office setups. Situated on one of Vancouver's major arterial roads, with daily traffic volumes ranging from 20,000 to 50,000 vehicles, the location ensures strong exposure to both vehicle and pedestrian traffic.

### **Highlights**

- Easy transit access
- High visibility signage fronting along Kingsway
- Convenient parking
  - Efficient layout with an open-plan design for flexible workspace arrangements

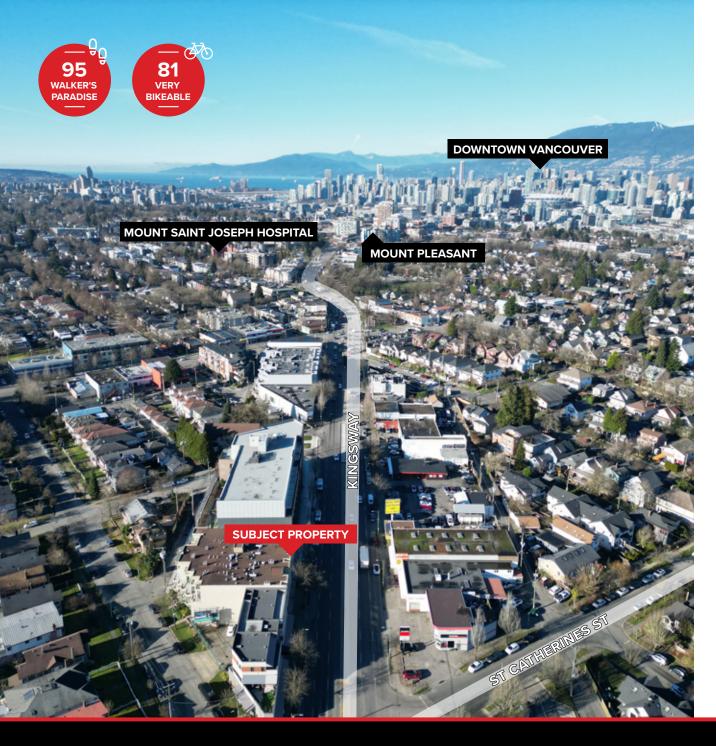
High traffic exposure





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

SIZE	± 617 SQFT
PARKING	1 stall
ZONING	C-2
PROPERTY TAXES	\$5,470.01
STRATA FEES	\$321.42
PID	024-613-185
LEGAL DESCRIPTION	STRATA LOT 4 DISTRICT LOT 301 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS4006 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
PRICE	\$645,000.00



#### Location

Kensington-Cedar Cottage is one of Vancouver's most dynamic and diverse neighborhoods, blending urban energy with community charm. The area is rapidly evolving, with a growing mix of boutiques, cafes, restaurants, and professional services. Residents include long-established locals, young professionals, and families, all of whom contribute to the neighborhood's vibrant and unique character. This offers business owners an ideal setting to connect with a diverse customer base.

	DRIVING DISTANCES	
DOWNT	PLEASANT OWN VANCOUVER RPORT	13 MINUTES
A	<b>20,000 to 50,000</b> Daily Traffic Vehicles	

#### **For More Information Contact**

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

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