

2821 MAIN STREET, VANCOUVER
HIGH EXPOSURE RETAIL SPACE IN MOUNT PLEASANT

**FOR
SUBLEASE**



WILLIAM | WRIGHT

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For Sublease

Prime opportunity to secure a retail space at 2821 Main Street with a sublease in place and options to renew. Located in one of the city's most vibrant corridors, this property benefits from exceptional foot traffic and strong surrounding retail synergy, making it ideal for a variety of concepts.

The premises are currently operating as a franchise restaurant; however, business assets are available for purchase separately and are not included in the sublease.

Landlord approval is required for any new or proposed use.

This is a rare chance to position your business in a high-exposure location that outperforms most areas in terms of visibility and pedestrian flow, all at a competitive gross rent under \$8,500 per month.

Restaurant assets can be purchased separately. Kitchen hood can turn into any other food business concept.



HIGH FOOT TRAFFIC



NATIONAL ANCHOR TENANTS



TRANSIT ACCESS



GREAT LOCATION

Salient Facts

SIZE

+/- 903 SQFT

GROSS RENT

\$7,918.99 + GST

ZONING

C-2C

LEASE EXPIRY

Sept 30, 2033

