

FOR LEASE
Prime Commercial Drive
Lower Level Warehouse Space, 4,940 SF



2908 COMMERCIAL DRIVE
VANCOUVER, BC

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Personal Real Estate Corporation
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FOR LEASE

2908 COMMERCIAL DRIVE

LOCATION

The property is located at the corner of East 13th and Commercial Drive close to Stratford Hall private school and new developments by Edgewater and WesGroup. The building is three blocks from the Commercial and Broadway SkyTrain station very close to many amenities and excellent public transportation. There is easy access to Hwy 1 via Grandview Hwy along East 12th Avenue.

PROPERTY HIGHLIGHTS

- Central location
- Excellent transit
- Rear loading
- Great amenities
- Office space upstairs
- Great rate

BUILDING

The building is three levels with office on the top floor, retail and warehouse at grade and warehouse on the bottom level. The bottom floor is 4,940 square feet with access from the rear lane. The space will be wide open with a bathroom. There is additional office space available upstairs.

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EXECUTIVE SUMMARY

MUNICIPAL ADDRESS	2908 Commercial Drive, Vancouver, BC
PID	014-018-349
LOT SIZE	10,395 square feet
BUILDING SIZE	4,940 square feet
ZONING	C-2C1
ASKING NET RENT	\$15.00 PSF
OPERATING COSTS AND TAXES	\$10.00 PSF
PARKING STALLS	TBD
AVAILABLE	2026



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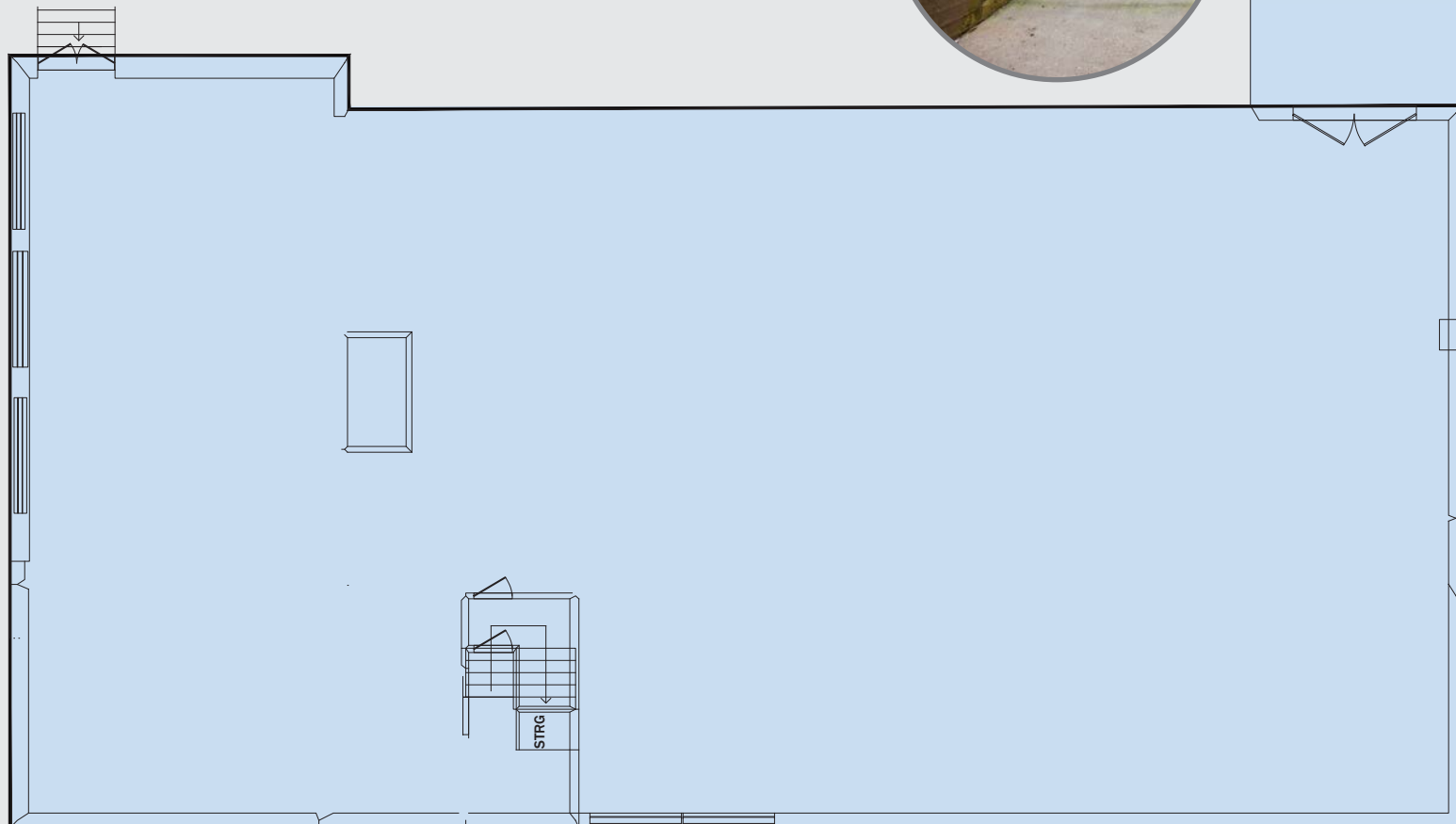
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FLOOR PLANS

BOTTOM FLOOR

4,940 SQUARE FEET



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