



**609 SQUARE FEET UNIT APPROVED FOR FOOD USE**



FOR MORE INFORMATION PLEASE CONTACT:

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## LOCATION

The subject property is located directly west of the intersection of Powell Street and Cordova Diversion. Strategically placed in Vancouver's busy Industrial and Shipping District. Along major commuter routes, direct exposure to high volume traffic along Powell St and Cordova Street, which is under a \$50 million major road and rail infrastructure enhancement.

## BUILDING

The single storey commercial retail building is anchored by Starbucks. This unit offers great exposure on Powell Street and lots of drive thru traffic thanks to anchor tenants.

## HIGHLIGHTS

- Recently renovated with new HVAC
- Handicap washroom
- Approved for food use
- Heavy power
- High ceilings

## AREA

609 square feet

## PARKING

One parking stall

## ZONING

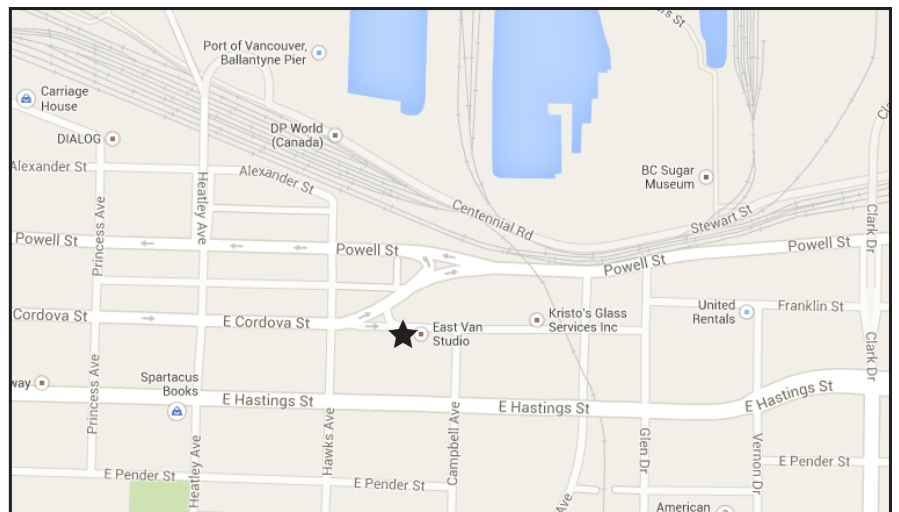
M-2 Industrial

## LEASING RATE

\$30.00 per square foot NNN

## AVAILABILITY

Immediately



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