

# FOR SUBLEASE

Suitable for Various Retail and Industrial Uses

1620 Main Street, Vancouver, BC



Subject Property

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REAL ESTATE GROUP

Macdonald  
COMMERCIAL

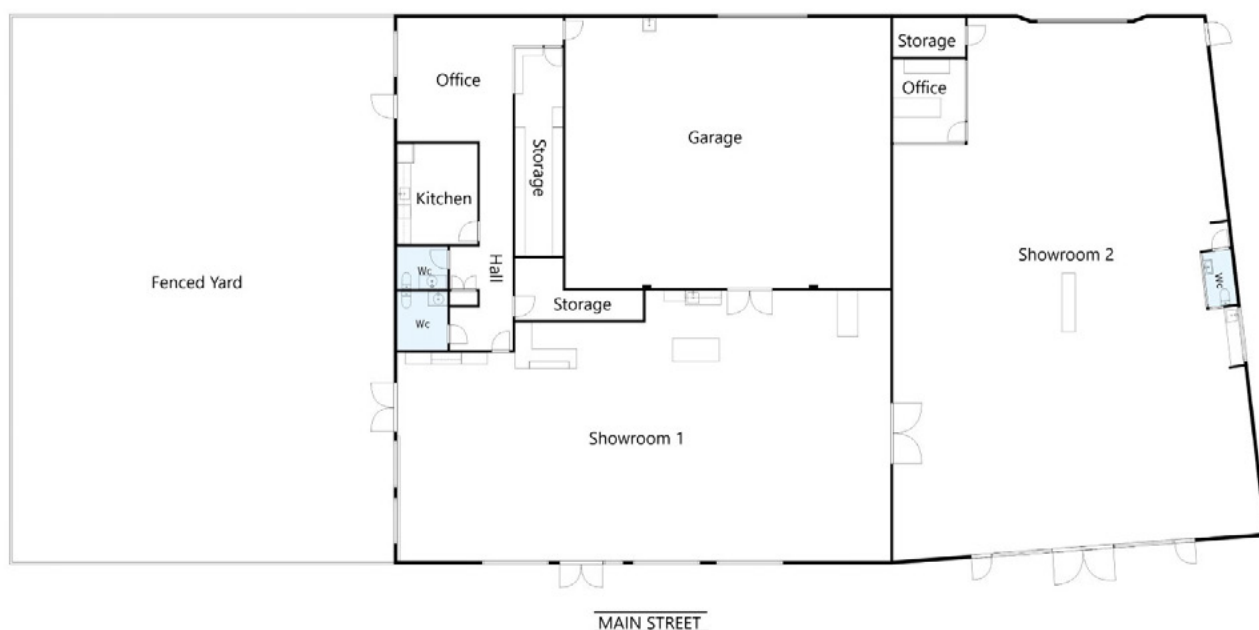
## OPPORTUNITY

The building offers flexibility for different types of businesses, whether you're looking for retail, service, or office space. The proximity to other established businesses ensures a steady flow of potential clients and collaborators. This location is perfect for companies aiming to be at the heart of Vancouver's bustling urban environment.

## LOCATION

Vibrant, highly accessible location with great exposure along Main Street and excellent business potential. The area is home to a variety of essential services and a lively community, making it ideal for a range of businesses. Only a 5-minute walk to Main Street – Science World Skytrain Station, Pacific Central Bus Station, and Science World.

## FLOOR PLAN



## SALIENT FACTS

<b>Civic Address:</b>	1620 Main Street, Vancouver, BC V6A 2W8
<b>Location:</b>	Situated on Main Street with an adjacent yard, between Central Street and Southern Street
<b>Property Exposure (approx.):</b>	186 FT along Main Street
<b>Zoning:</b>	FC-2
<b>Property Description:</b>	The property consists of the following: 2 showrooms, garage/workshop, office space, kitchen, storage, 3 bathrooms
<b>Floor Area (approx.):</b>	10,200 SF
<b>Lease Expiry:</b>	February 28th, 2029
<b>Availability:</b>	Immediate
<b>Asking Rate:</b>	Contact Listing Agents



# PROPERTY PHOTOS





# SURROUNDING AMENITIES



- |   |  |   |               |                      |                |                   |        |                      |                   |          |                  |                  |
|---|--|---|---------------|----------------------|----------------|-------------------|--------|----------------------|-------------------|----------|------------------|------------------|
| <p><b>● SHOPPING</b></p> <ol style="list-style-type: none"> <li>1. Urban Fare</li> <li>2. London Drugs</li> <li>3. Long &amp; McQuade Musical Instruments</li> <li>4. Home Depot</li> <li>5. MEC Vancouver</li> </ol> | <p><b>● SERVICES</b></p> <ol style="list-style-type: none"> <li>1. Kal Tire</li> <li>2. CrossFit BC</li> <li>3. Creekside Community Recreation Centre</li> <li>4. Science World</li> <li>5. Rocky Mountaineer Station</li> </ol> | <p><b>● RESTAURANTS</b></p> <table border="0"> <tr> <td>1. McDonald's</td> <td>6. Craft Beer Market</td> </tr> <tr> <td>2. Tim Hortons</td> <td>7. Bodega on Main</td> </tr> <tr> <td>3. A&amp;W</td> <td>8. Earnest Ice Cream</td> </tr> <tr> <td>4. Nemesis Coffee</td> <td>9. Gusto</td> </tr> <tr> <td>5. Tap &amp; Barrell</td> <td>10. Como Taperia</td> </tr> </table> | 1. McDonald's | 6. Craft Beer Market | 2. Tim Hortons | 7. Bodega on Main | 3. A&W | 8. Earnest Ice Cream | 4. Nemesis Coffee | 9. Gusto | 5. Tap & Barrell | 10. Como Taperia |
| 1. McDonald's   | 6. Craft Beer Market   |   |               |                      |                |                   |        |                      |                   |          |                  |                  |
| 2. Tim Hortons  | 7. Bodega on Main  |   |               |                      |                |                   |        |                      |                   |          |                  |                  |
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| 5. Tap & Barrell  | 10. Como Taperia   |   |               |                      |                |                   |        |                      |                   |          |                  |                  |

<p><b>WALK SCORE</b> Walker's Paradise Daily errands do not require a car</p>	<p><b>TRANSIT SCORE</b> Rider's Paradise World-class public transportation</p>	<p><b>BIKE SCORE</b> Biker's Paradise Daily errands can be accomplished by bike</p>
Source: walkscore.com		

**Subject Property**

**Skytrain Station**

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