

FOR LEASE

1820 KOOTENAY STREET

VANCOUVER, BC



**CUSHMAN &
WAKEFIELD**

FOR LEASE

1820 KOOTENAY STREET

VANCOUVER, BC

THE PROPERTY

This opportunity comprises a 3,660 square foot portion within a well-maintained, high-profile automotive and retail complex along Boundary Road - one of Vancouver’s most active commercial corridors. The premises offers a combination of showroom, service, and office space within a professionally managed, concrete building featuring excellent exposure and accessibility.

AVAILABLE AREA

Showroom	3,143 SF
Mezzanine	517 SF
Total Area	3,660 SF

PROPERTY HIGHLIGHTS

- Store front entrance
- Prominent location along Boundary Road with excellent visibility
- Functional layout featuring showroom, office, and service areas
- Convenient access to the Trans-Canada Highway and major arterial routes
- Access to shared washroom facilities
- 5 designated parking stalls
- Close to Transit and Skytrain

ZONING

I-2 Industrial District allows for a broad range of industrial, manufacturing, warehousing, service, and ancillary office or retail uses. This flexible zoning accommodates light to medium industrial activities, including production, repair, and distribution, while supporting complementary commercial and service operations. Copies of the zoning by law are available upon request.

ASKING NET LEASE RATE

Contact Listing Agents

ADDITIONAL RENT

\$2,600 per month (2025)

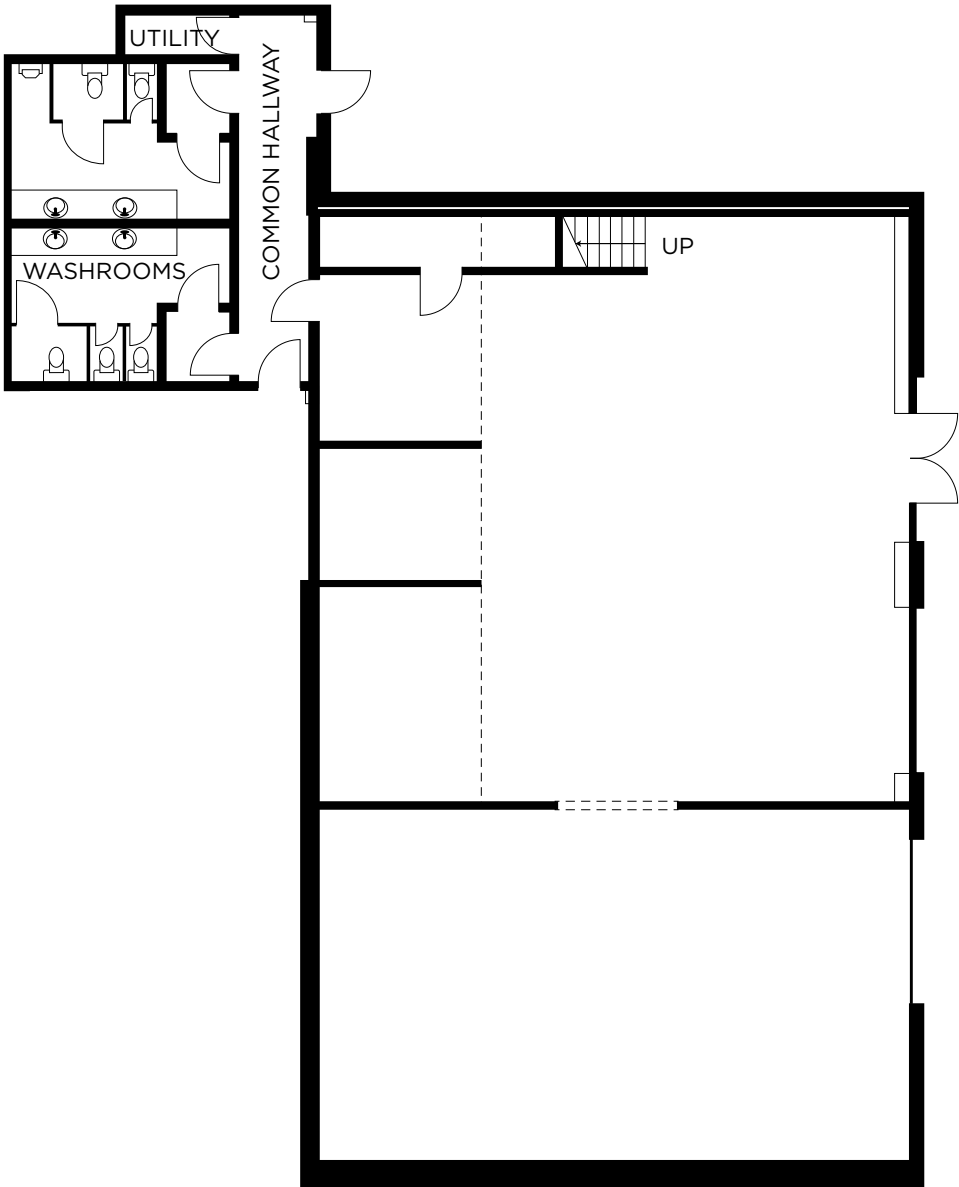
AVAILABILITY

Immediate

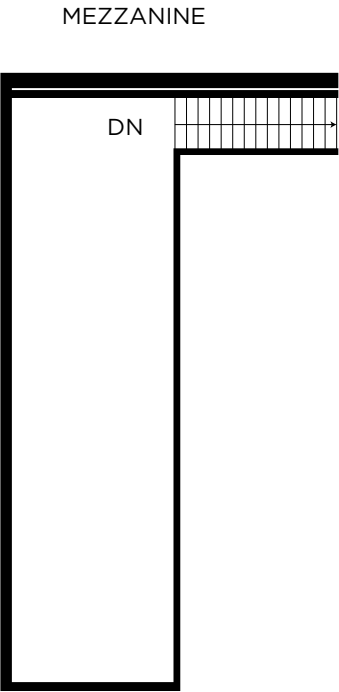


FLOOR PLANS

SHOWROOM
3,143 SF



MEZZANINE
517 SF



3,660 SF AVAILABLE

LOCATION MAP

1820 KOOTENAY STREET



Drive Times To/From 1820 Kootenay Street

1	BRITISH COLUMBIA HIGHWAY 7	2 minutes
2	TRANS-CANADA HIGHWAY	3 minutes
3	GRANDVIEW HIGHWAY	4 minutes

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