

252 EAST 1ST AVENUE

Unit 100 | Vancouver, BC

FOR SUBLEASE

3,316 SF OF PRODUCTION
KITCHEN/BAKERY SPACE

EXISTING BAKERY
IMPROVEMENTS IN PLACE

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SALIENT DETAILS

252 East 1st Avenue | Vancouver, BC

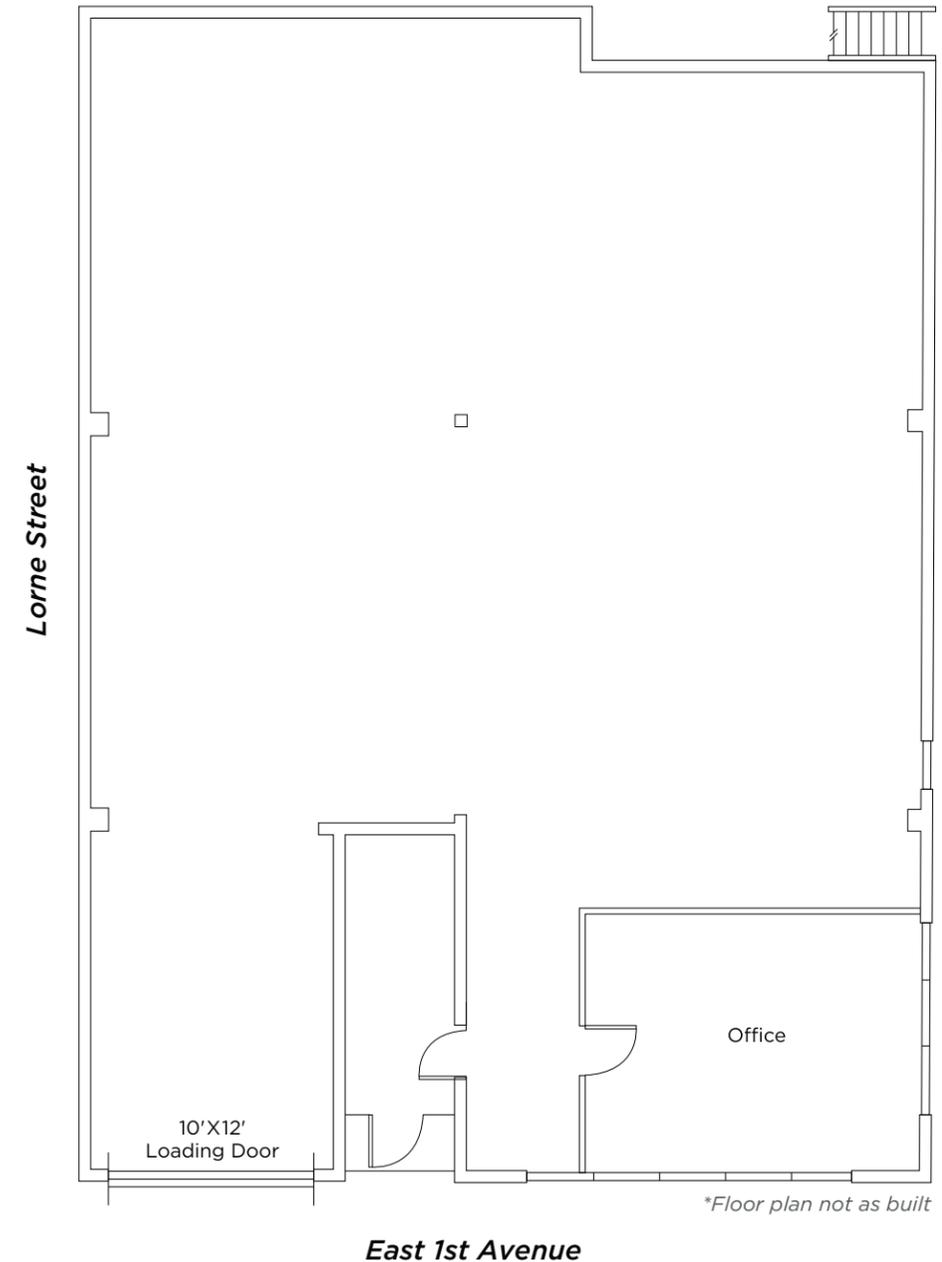
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|---|----------------------------------|
| SUITE: | 100 |
| SIZE: | 3,316 SF |
| NET RENT: | Contact sublisting agents |
| ADDITIONAL RENT (2024 ESTIMATE): | \$14.13 psf |
| AVAILABILITY: | Contact sublisting agents |
| SUBLEASE TERM EXPIRY: | January 30, 2030 |
| LOADING: | One (1) grade level loading door |
| POWER: | 3-phase power |

OPPORTUNITY HIGHLIGHTS

- Rare, move-in ready production kitchen space, small ancillary office
- Bakery & food production improvements in place including walk-in fridge and freezers, and venting infrastructure
- 10'-11' clear ceiling heights in warehouse
- Direct grade loading into unit
- Existing furniture and fixtures negotiable
- Centrally located with excellent transit and bike accessibility from Main Street skytrain station.



FLOORPLAN



ZONING

IC-3 Industrial The Property is zoned IC-3, one of the City of Vancouver's flexible commercial zoning bylaws throughout the False Creek Flats and periphery markets. The IC-3 bylaw permits a range of light industrial, cultural, dwelling and related uses that are generally compatible with adjoining residential and commercial districts. Service uses compatible with and complementing light industrial uses and a limited number of office uses are also permitted, but not general retail stores, subject to the limitations of the zoning schedule. Click [here](#) to view the zoning information from the City of Vancouver.

THE LOCATION



TRANSIT SCORE
RIDER'S PARADISE
91

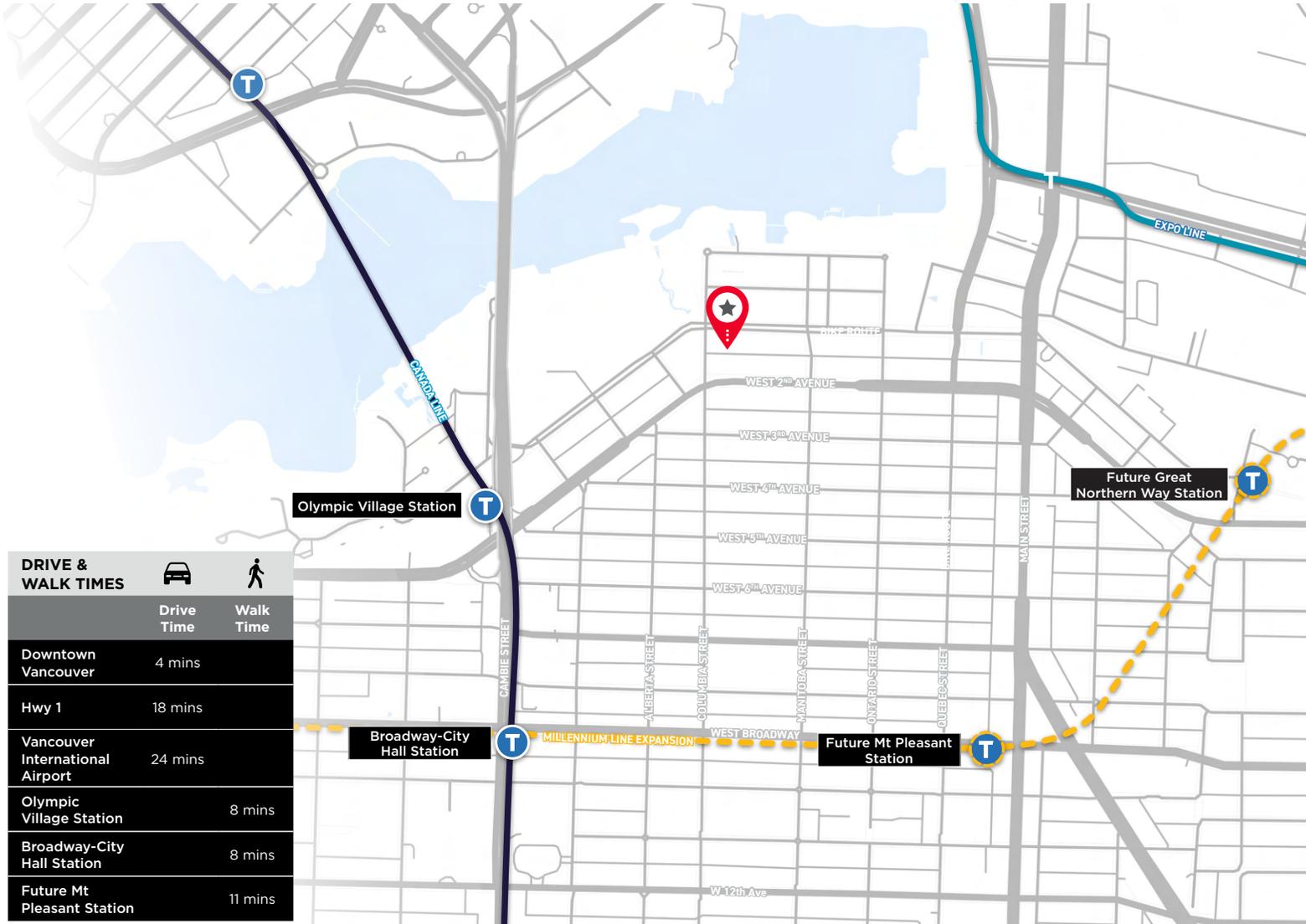


BIKE SCORE
VERY BIKEABLE
89



WALK SCORE
WALKER'S PARADISE
100

Located in the dynamic False Creek Flats neighbourhood, 252 East 1st Avenue is situated at the heart of Vancouver's innovation hub, combining major tech, arts and creative communities. The property is steps from all three major transit lines, providing easy access to Downtown Vancouver and surrounding periphery neighbourhoods.



For more information, please contact:

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