

# Ground Floor Office Unit for Sale/Lease

3337 West 4th Avenue, Vancouver



**JT Lee**

Personal Real Estate Corporation

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RE/MAX Select Properties

5487 West Boulevard

Vancouver BC V6M 3W5

## LOCATION

The property is ideally located on the north side of West 4th Avenue in Kitsilano..

## UNIT FEATURES (\*1)

- 658 sq. ft.
- Reception area, 2 private offices, storage room and a washroom
- One designated underground parking stall
- Free street parking out front
- Ammenities nearby

## ZONING

C-2. The intent of this schedule is to provide for a wide range of commercial uses serving both local and city-wide needs.

## POSSESSION

30 days

## LEASE RATE

\$40.00 per sq. ft.

## OPERATING COSTS

\$21.37 per sq. ft.

## TAXES (2025)

\$8,367.41

## STRATA FEES

\$474.57 per month

## ASKING PRICE

\$740,000.00

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(\*1) Area from strata plan

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