

AFFORDABLE

RETAIL SPACE

FOR LEASE | 525 GORE AVE | VANCOUVER



OPPORTUNITY FOR COMMUNITY-SERVING RETAIL

An attractive and affordable retail unit is available for tenancy in Chinatown's historic Kuomintang building.

525 Gore Ave is a great opportunity for a community-serving business that offers:

- Cultural products/services affordable and appropriate to the neighbourhood
- Goods/services that meet the needs of daily life
- Food-based retail

CONTACT & MORE INFO

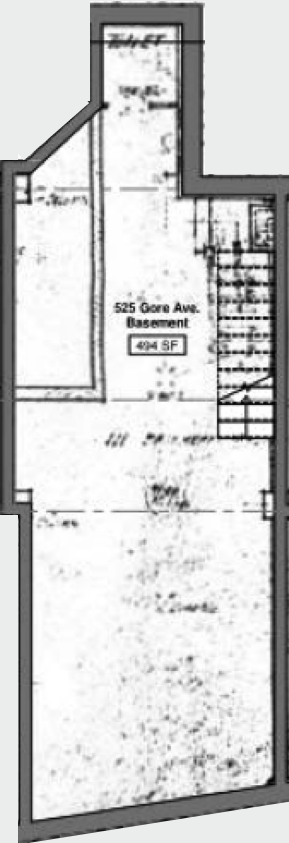
community@dunefield.ca
dunefield.ca/community

FLOOR PLANS

MAIN FLOOR: 453 SF



BASEMENT: 494 SF



NOTE: Exact areas and layout to be confirmed by tenant on-site.

LOCATION

The storefront is located at 525 Gore Ave – at the corner with Pender St – in the heart of Chinatown’s national historic site, and bordering Strathcona. The walkable neighbourhood contains a rich cultural history and mix of independent, family-operated businesses. The area serves local residents, as well as visitors and (office) workers. Additional activity and foot traffic is expected when the St. Paul’s Hospital is completed.

THE UNIT

The main floor has a separate front/back-of-house and storage space. The basement covers most of the floor plan and is suitable for storage. The unit has recently been cleaned and repaired to an empty shell, ready for tenant fit-out. Neighbouring retail include Manpuku Bento, Zhao Mah Bakery, Jong Wah Convenience and Ga Cheong Herbal Medicine.



KEY HIGHLIGHTS

- Affordable lease rates
- Attractive location
- Close to future St. Paul’s Hospital
- Good for a small business
- Main floor suitable for retail and services
- Basement for storage
- Unit is a clean slate
- Ready for tenant fit-out

SUMMARY

- Address:** 525 Gore Ave, Vancouver V6A 2Z6
- Zoning:** HA-1 (Chinatown Historic Area)
- Unit Size:** 453 SF main floor + 494 SF basement
- Lease Rate:** Affordable (ask us; conditions apply)
- Lease Term:** 5 years + 5 years optional extension



DISCLAIMER

The information contained herein (the "Information") is intended for informational purposes only and should not be relied upon by recipients hereof. Although the Information is believed to be correct, its accuracy, correctness or completeness cannot be guaranteed and has not been verified. We neither guarantee, warrant nor assume any responsibility or liability of any kind with respect to the accuracy, correctness, completeness or suitability of, or decisions based upon or in connection with, the Information. The Information may change and property described may be withdrawn from the market at any time without notice or obligation of any kind.

可负担的零售空间出租

525 歌雅路 | 温哥华



零售服务型社区商铺机遇

在历史悠久的唐人街国民党大楼里，
有一间经济实惠且极具吸引力的零售单位
可供租赁。

525 歌雅路店铺为社区服务型商户提供了绝佳商机，需求如下：

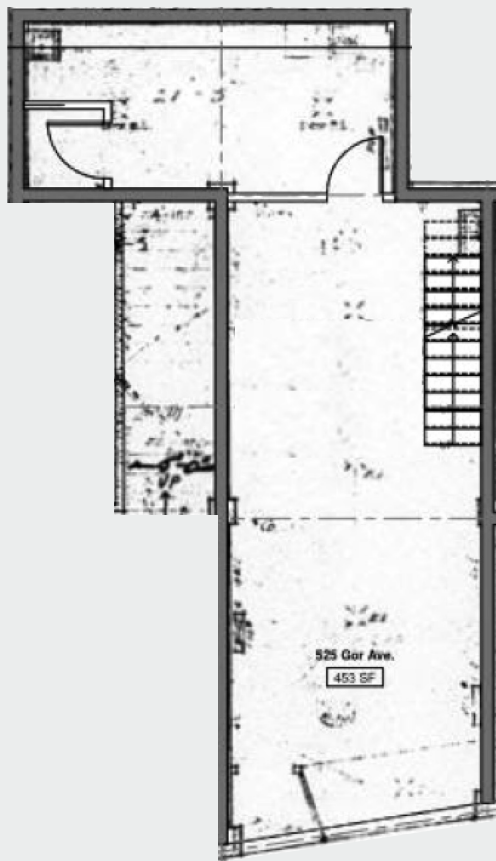
- 能够提供可负担的、适合该社区的文化产品/服务
- 满足日常生活需求的商品/服务
- 食品类零售

联系方式及更多信息

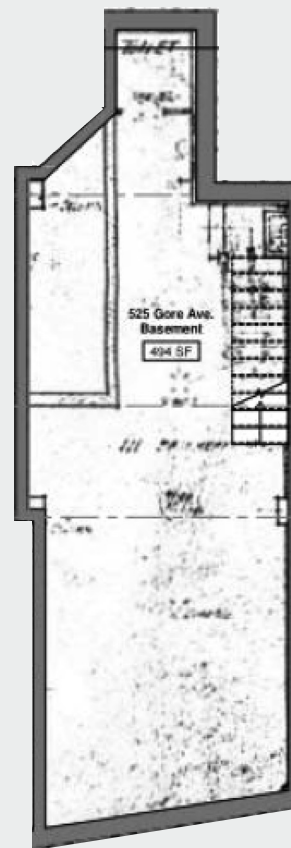
community@dunefield.ca
dunefield.ca/community

平面图

主楼层 453 平方英尺



地下室 494 平方英尺



注意:具体面积和布局需由租户亲自到场确认。

位置

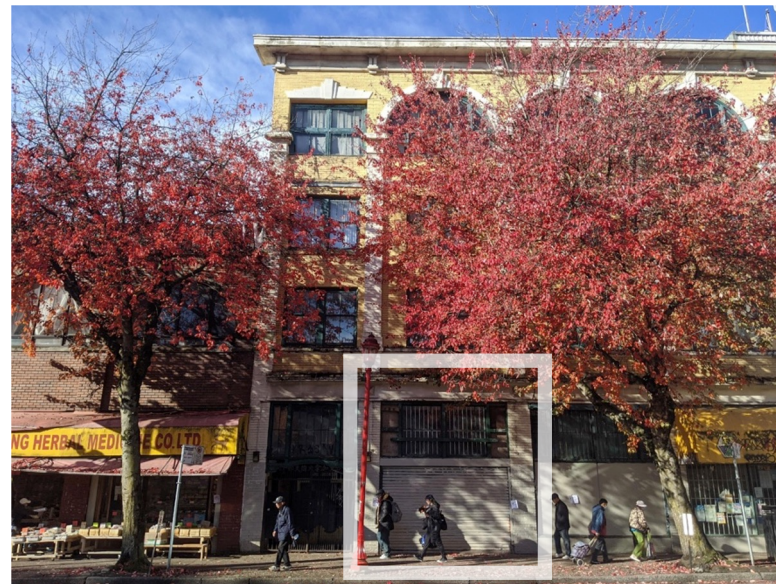
店铺位于 525 歌雅路，与片打街交汇，地处唐人街国家历史遗址核心地带，紧邻士达孔拿社区。这个可步行的社区拥有丰富的文化历史底蕴，个体商业户和家族企业相结合，为当地社区居民、游客和办公室工作人员提供服务。随着圣保罗医院的竣工，将带来更多的活动和人流量。

店铺

主层设有独立的前后区域和储藏空间。地下室覆盖了大部分的楼层平面，适合用作储存空间。该单元最近已经清理和修复，目前为空置状态，可供租户自行装修。附近的零售店包括万福便当、金峰饼店、中华便利店和嘉昌参茸燕窝海味药业有限公司。

主要亮点

- 可负担的租金价格
- 优越的位置
- 靠近未来的圣保罗医院
- 适合小型商业
- 主楼层适合零售和服务行业
- 地下室可用于存储
- 店面已清空
- 可供租户自行装修



总结

- 地址:** 525 歌雅路, 温哥华, V6A 2Z6
- 区域:** HA-1(唐人街历史区域)
- 单元面积:** 主楼层453平方英尺 + 地下室494平方英尺
- 租金费率:** 可负担的(详情请咨询;需符合条件)
- 租约期限:** 5 年 + 5 年可选延期



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