

**FOR
LEASE**

**SHOWROOM/WAREHOUSE
1672 WEST 75TH AVENUE
VANCOUVER, B.C.**



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FOR LEASE

SHOWROOM/WAREHOUSE

1672 WEST 75TH AVENUE

VANCOUVER, B.C.

LOCATION:

Angus West Business Park is situated in the prestigious Angus Lands Business District and represents a rare opportunity to locate in one of Vancouver's most desirable, yet affordable, business locations. Set on the North Arm of the Fraser River in South Vancouver, this property enjoys quick and easy access to all of Metro Vancouver's most strategic business destinations. Downtown Vancouver is 25 minutes away via Granville Street and Oak Street, the Vancouver International Airport is just minutes away via the Arthur Lang Bridge, the US Border is 30 minutes away via Highway 91 & Highway 99 and all locations east via Marine Way, Highway 17 and the Trans-Canada Highway.

ZONING: M-2

AREA:	Main Floor Showroom:	836 sq. ft.
	Main Floor Finished Warehouse:	990 sq. ft.
	Second Floor Office:	<u>1,826 sq. ft.</u>
	Total:	3,652 sq. ft.

FEATURES:

MAIN FLOOR SHOWROOM

- Corner unit with excellent glazing for an abundance of natural light
- Tinted glazed office fronts set into concrete tilt construction
- Fully air-conditioned
- T-bar ceiling with recessed lighting
- Coffee bar & sink
- One (1) washroom

MAIN FLOOR WAREHOUSE

- One (1) grade level loading door
- 9' clear ceiling heights
- 3 phase power
- Open area plan

SECOND FLOOR OFFICE

- Corner unit with excellent glazing for an abundance of natural light
- Opening windows
- Fully air-conditioned
- T-bar ceiling with recessed lighting
- Seven (7) private offices
- Open work area
- One (1) washroom

PARKING: Common area parking

LEASE RATE: \$22.00 per sq. ft. plus GST (or) \$6,695.33 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$9.42* per sq. ft. plus GST (or) \$2,866.82* per month plus GST
**Not including heat and light.*

AVAILABLE: October 1, 2026

For Further Information, Please Contact:

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