

FOR LEASE
239 ABBOTT STREET

CHARACTER GASTOWN RETAIL OPPORTUNITY



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E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.



239 ABBOTT STREET

SALIENT FACTS







- SIZE:** 1,057 SF (Approx.)
- BASIC RENT:** \$50.00 PSFPA
- ADDITIONAL RENT:** \$16.00 (2024 est.)
- ZONING:** HA-2 (Gastown Historic Area)
- AVAILABILITY:** Immediately

¹All sizes are approximate and subject to verification.

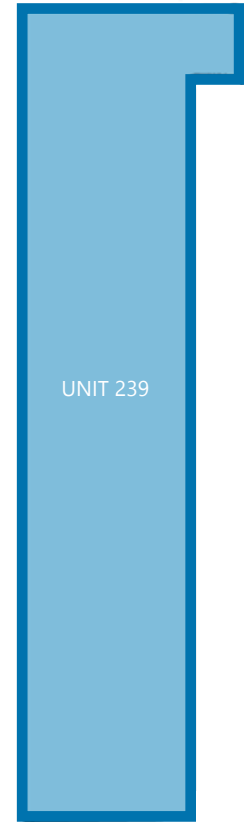
LOCATION

Gastown is an internationally-renowned heritage zone, both a bustling tourist destination and a trendy gathering place for locals. Characterized by cobblestone streets, brick and timber heritage buildings and abundant historical charm, the high-traffic neighbourhood houses many of the city's hottest restaurants and retail stores. Gastown has also become home to numerous design studios, technological and software companies, and leading architectural firms. Popular venues in the area include L'Abattoir, Tacofino, Twisted Fork Bistro, and LOCAL Gastown. The location is served by several transit routes and is in close proximity to the SeaBus terminal, Waterfront SkyTrain Station, the West Coast Express and several public parkades.

FEATURES

-  Character retail unit located in the heart of historic Gastown
-  Stunning retail space featuring portions of exposed brick and weathered concrete flooring
-  Large glass retail storefront providing excellent visibility to passersby
-  Bright and airy unit featuring an open floor plan, high ceilings, and track lighting throughout
-  Access to common area washrooms
-  Located in a high foot and vehicle traffic area, surrounded by numerous boutique retailers, popular cafés, and lounges

FLOOR PLAN*



UNIT 239

Abbott St

*Floor plan may not be 100% accurate and is subject to verification.



WALK SCORE

Walker's Paradise

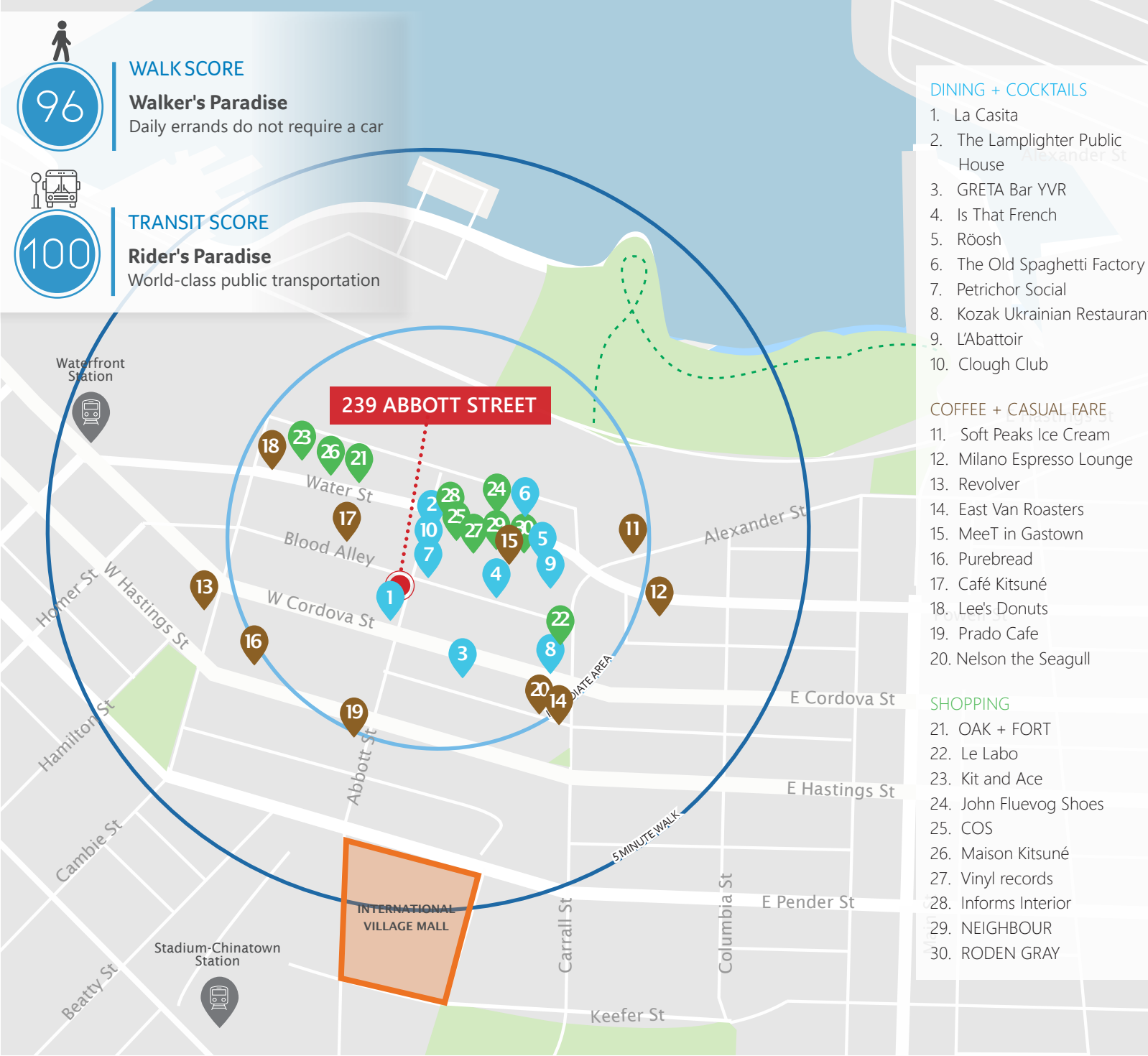
Daily errands do not require a car



TRANSIT SCORE

Rider's Paradise

World-class public transportation



DINING + COCKTAILS

1. La Casita
2. The Lamplighter Public House
3. GRETA Bar YVR
4. Is That French
5. Röosh
6. The Old Spaghetti Factory
7. Petrichor Social
8. Kozak Ukrainian Restaurant
9. L'Abattoir
10. Clough Club

COFFEE + CASUAL FARE

11. Soft Peaks Ice Cream
12. Milano Espresso Lounge
13. Reolver
14. East Van Roasters
15. MeeT in Gastown
16. Purebread
17. Café Kitsuné
18. Lee's Donuts
19. Prado Cafe
20. Nelson the Seagull

SHOPPING

21. OAK + FORT
22. Le Labo
23. Kit and Ace
24. John Fluevog Shoes
25. COS
26. Maison Kitsuné
27. Vinyl records
28. Informs Interior
29. NEIGHBOUR
30. RODEN GRAY



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