



FOR LEASE

7151-7161 Victoria Drive - Retail Space



Location:

The subject property is located at the corner of Victoria Drive and Nassau Street, in the Fraserview area of Vancouver. It has a combined frontage on Victoria Drive of approximately 127.33' and a return frontage on Nassau Drive of 80'.

Improvements:

The subject property is improved with a single-storey, concrete block retail/commercial building. The exterior features painted concrete blocks, with the front having a decorative brick pavements and a painted metal facade awning over top. The building has a flat built-up roof and roof-mounted HVAC units.

Zoning: C-2 (Commercial)

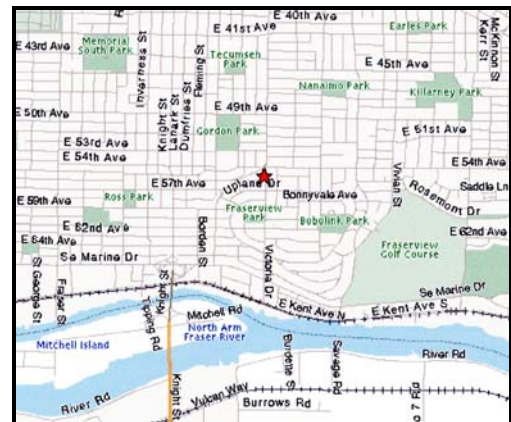
Current Tenants:

Panago Pizza
Balloon-Atics
Sam-Ching Taoist
Guardian Interiors (Furniture Shop).

Unit	Rentable Area	Asking Rent \$/ sq. ft. NNN	Availability
7155 (Islamic Society)	3,450 sq.ft.	\$12.00	Subject to 30 days' notice

Property Taxes & Operating Costs: \$4.55 per sq. ft. (2009-2010)

Lease Rate: \$12.00 per sq. ft. triple net.



For more information contact

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PROSPERO INTERNATIONAL REALTY INC.

517 - 1177 West Hastings Street Vancouver, B.C. V6E 2K3

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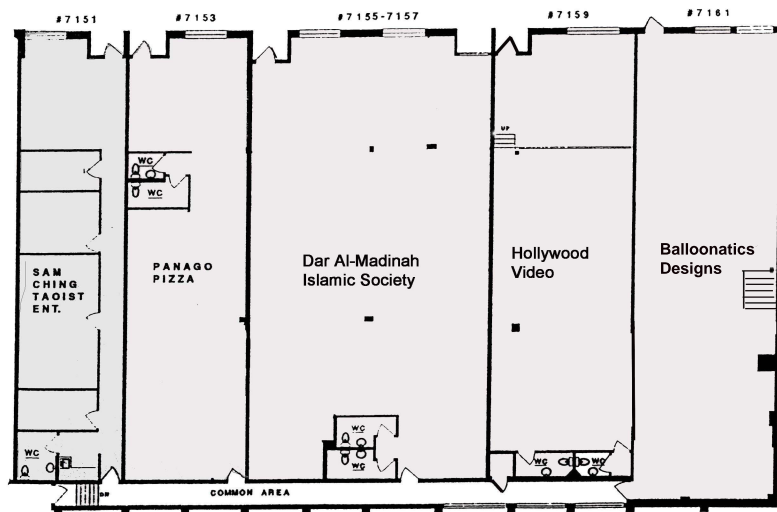
Updated Nov 09



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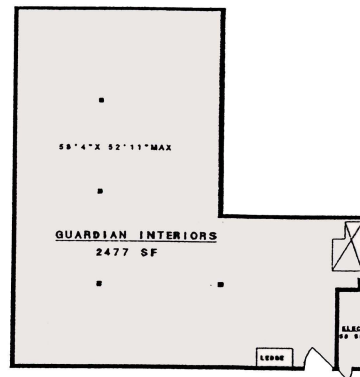
Telephone: 604-669-7733
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7153-7161 VICTORIA DRIVE
VANCOUVER, BC



MAIN FLOOR

ALL ROOM SIZES ARE APPROXIMATE



LOWER LEVEL

1" = 6' 12"
1/8" = 1' 0"
1/16" = 6" 0"

