

Scout

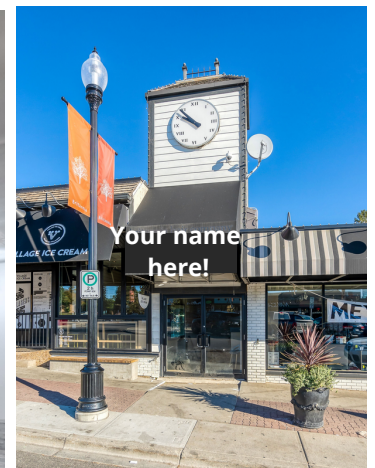
Real Estate Ltd

BRITANNIA PLAZA

818 49 AVENUE SW

3,969 SF

LOWER LEVEL RETAIL /
PROFESSIONAL SERVICE



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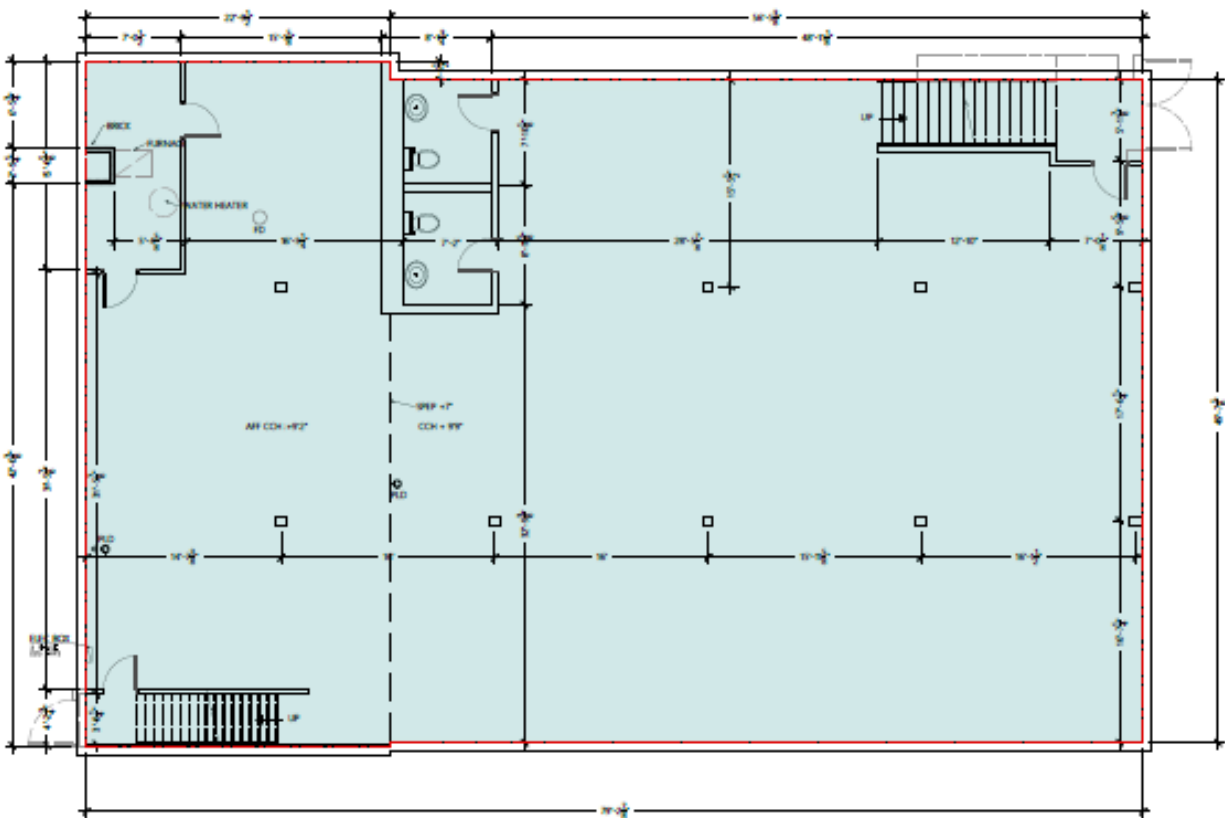
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RETAIL OPPORTUNITY SUITE 818 - 3,969 SF

- Modern, white boxed lower level space in upscale Britannia Plaza
- High ceilings and upgraded washrooms ready for tenant fit out
- Ample public surface parking for guests surrounding the property, monthly parking available for staff
- Term - 5 to 10 years
- Market Rent
- Operating Costs (2021 Estimate): \$18.10 PSF + 5% Management Fee
- Awning signage available, premises accessed via private entrance
- Staircase access, potential for accessibility options
- Zoning C-COR-1



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SITE CONTEXT



NEIGHBOURING RETAILERS

- SUNTERRA MARKET
- STARBUCKS
- VILLAGE ICE CREAM
- GINGER LAURIER
- BRITANNIA WINE MERCHANTS



DEMOGRAPHICS WITHIN 3 KM

- 190,173 POPULATION
- \$153,205 AVG HOUSEHOLD INCOME
- 96,186 HOUSEHOLDS
- MEDIAN AGE - 37.6



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