

# FOR SALE

375-377 East Broadway

VANCOUVER, BC

IN THE HEART OF VIBRANT MOUNT PLEASANT



PREMIUM, HIGH-EXPOSURE STREET-FRONT  
STRATA RETAIL OR OFFICE SPACE

Royal LePage® Ben Gauer & Assoc.  
INDEPENDENTLY OWNED & OPERATED

Ben Gauer, FRI(E)  
C 604.644.0273 | TF 1.888.649.4299  
BEN@BENGAUER.COM  
Ben Gauer & Bronson Job Real Estate Team



# OPPORTUNITY

An exceptional opportunity to own a premium, high-exposure street-front strata retail or office space in the heart of vibrant Mount Pleasant, just steps from Main & Broadway! Benefit from prominent Broadway frontage, high ceilings, expansive windows & outstanding transit access. Only 2 blocks to the Broadway–Main Mt. Pleasant subway station & 1 block to Kingsway. Bright, open space w/excellent proportions. The 99 B-Line, one of Vancouver’s busiest bus routes, stops at your door!  
Outstanding Value!

[VIEW MORE DETAILS | 375-377 East Broadway Website & Pictures](#)



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## SUMMARY

Sale Price:	\$1495,000
Size:	1313 sq. ft. (per strata plan)
Property Taxes:	\$23,493.50 (2025)
Strata Fees:	\$1298.29/ month
Availability:	Vacant Possession to be provided on closing
Purchase:	Asset Purchase
Zoning:	C-3A Commercial
PID:	030-705-916 and 030-705-924
Legal:	Strata Lots 1 & 2, Plan EPS5265, District Lot 200A, Group 1,NWD
Property Management:	Dwell Property Management

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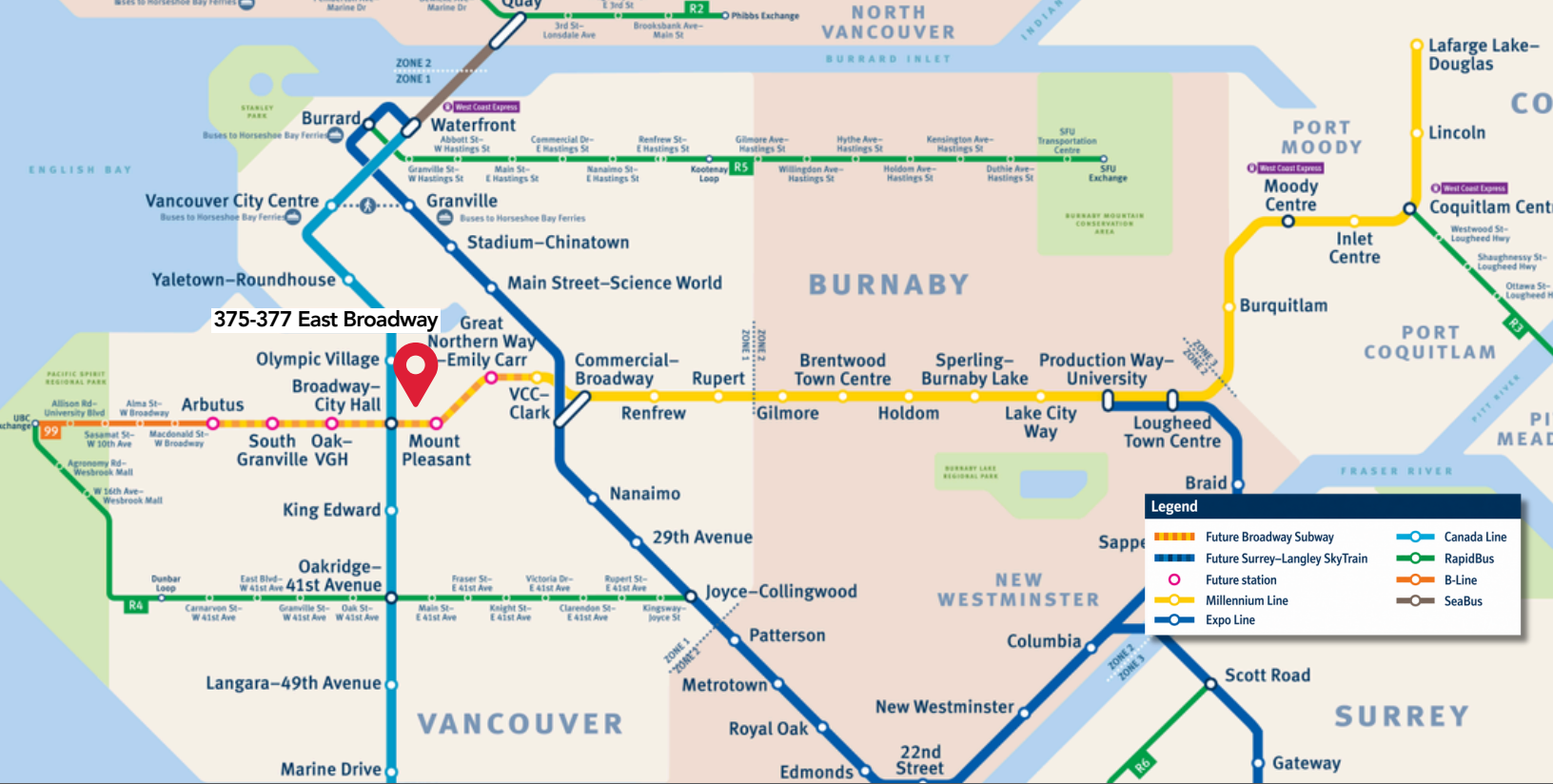
# FEATURES

- Bright open retail or office space with excellent proportions: 41' wide & 35' deep - unlike many other spaces with long narrow layouts.
- South exposure, high ceilings and expansive windows create light-filled space.
- Fabulous floor plan. Currently improved with reception area, board room, kitchenette, meeting room/lounge and 13 workstations including 6 workstations with adjustable height desks and two washrooms.
- Approx \$200 per sq. ft. or \$250,000 in high quality improvements including full HVAC and heavy power.
- In a newer contemporary mixed-use building.
- Commercial common amenities include amenity/meeting room with kitchenette, grade-level loading bay and garbage/recycling room.
- 3 underground parking stalls included.
- 200-amp power.



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# ACCESSIBILITY & LOCATION

- Premier location: In the heart of Vancouver's most sought-after neighbourhood - Mount Pleasant!
- Enjoy prominent frontage on Broadway & outstanding transit access.
- Walk only 2 minutes (2 blocks) to the new Mount Pleasant Broadway & Main Subway station resulting in an easy commute for staff and customers!
- Surrounded by even more transportation options: easy vehicle access on Broadway, Main St. and Kingsway.
- Easy access by car, bike lanes, bus, rapid transit and foot.
- Car share programs and bike share programs nearby.
- Perfect Walk Score of 100 and a Bike Score of 95/100!
- This location is a Walker's Paradise so daily errands do not require a car!
- The 99 B-line, one of Vancouver's busiest bus routes stops at your door!
- Walk only 20 minutes to the Expo line at the Main Street - Science World Skytrain station!
- Only 1 block to Kingsway
- This highly desirable location is surrounded by renowned dining, shopping, entertainment, fitness, medical, government and financial services and thousands of residents!
- Walk from the densely populated areas of the City.
- Quick and easy access to Downtown Vancouver.
- Traffic counts more than 4000 vehicles during peak hours
- Substantial new residential and commercial developments in the neighbourhood with new high-rises and tech offices.
- Close to the new Great Northern Way Post-Secondary hub
- Close to the new St. Paul's Hospital campus
- An opportunity to secure long-term value in a neighbourhood poised for continued growth.

# PARKING

- Three (3) underground parking stalls are included!



WALKER'S PARADISE

DAILY ERRANDS DO NOT REQUIRE A CAR



## SPACE AVAILABLE

375- 377 E. BROADWAY

1,313 sqft

Strata retail or office space

Asking price

\$1,495,000

Annual property taxes

\$23,493.50

Maintenance fees

\$1,298.29 Monthly

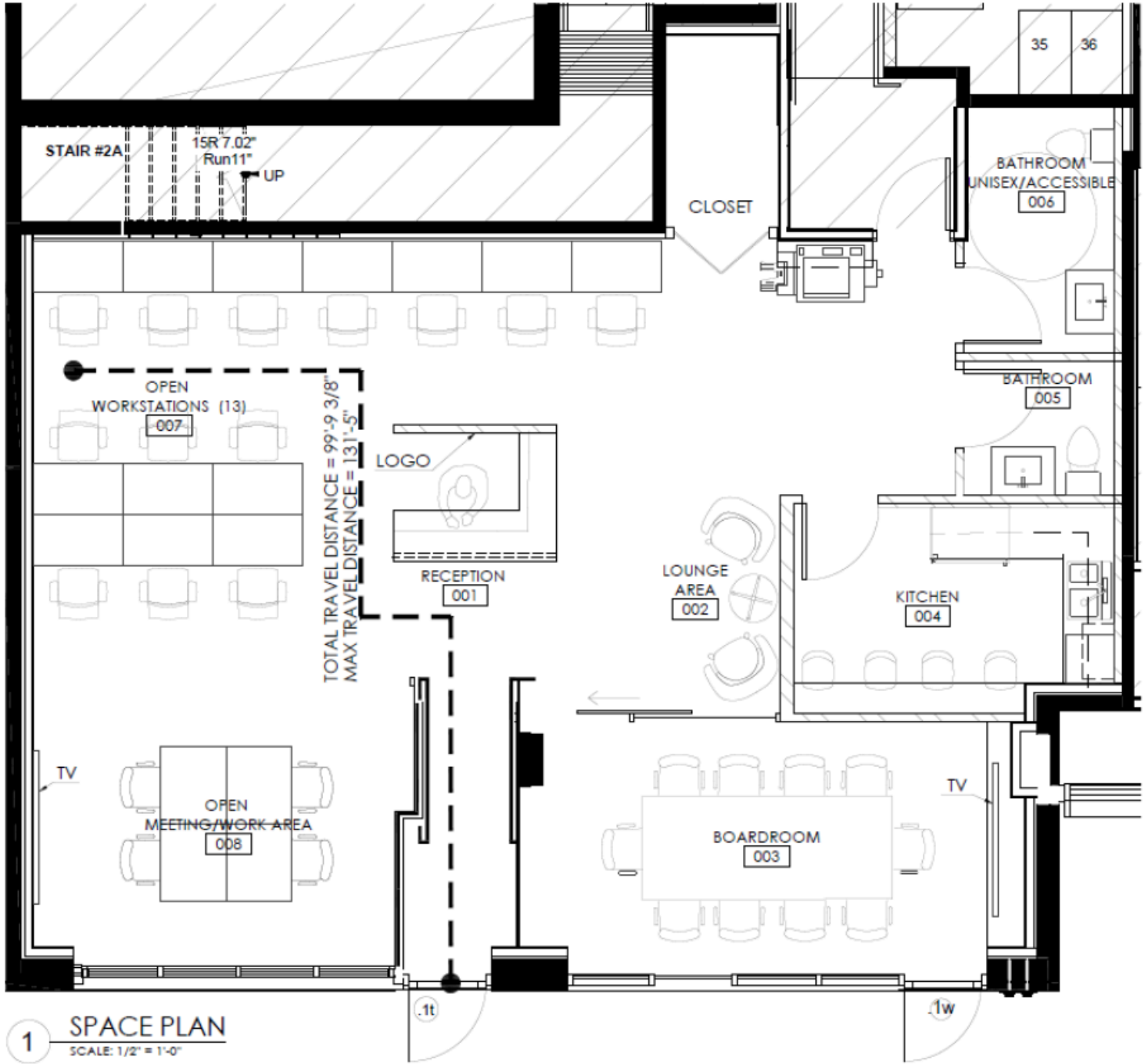


## NEIGHBOURHOOD

Join the City's trendiest and most eclectic mix of retailers and service providers. Mount Pleasant has established itself as one of the most desired and exciting neighbourhoods in the City of Vancouver! Thriving commercial and residential tenants exude an unparalleled vibrancy that create a dynamic neighbourhood where people can work, live and play. As a creative work hub alternate to downtown, Mount Pleasant is attracting design and technical firms, multi-media and high technology firms, microbreweries and wholesale showrooms. The growth and success of home-grown companies in the software production, social media and digital postproduction industries have lent the neighbourhood a reputation as a home for creators and innovators.

Start your day with an artisan coffee in the morning and a flight of world class craft beer in the afternoon. Enjoy cycling along Vancouver's most endearing high streets, walk on the False Creek Seawall at lunchtime and go for a mid-afternoon work out at the Mount Pleasant Community Recreation Centre, only a 5-minute walk from this property.

# FLOOR PLAN



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