



Unit 1252 – 1,100 sf

Availability:

August 1, 2026

Additional Rent:

Operating Costs (2026 est.): \$6.17 psf.

Realty Taxes (2026 est.): \$10.67 psf.

Management Fees: 5% of Base Rent

Lease rate:

\$45.00 psf.

Highlights:

- Located in Kensington-Cedar Cottage, one of Vancouver's most diverse and rapidly evolving neighbourhoods.
- C-2A zoning for a variety of retail, office and service-based uses.
- Exceptional street-level visibility along the Kingsway commercial corridor with high vehicle and foot traffic.
- Ample of customer parking.
- Not suitable for restaurant use.

**For further
information**

Aaron Burry

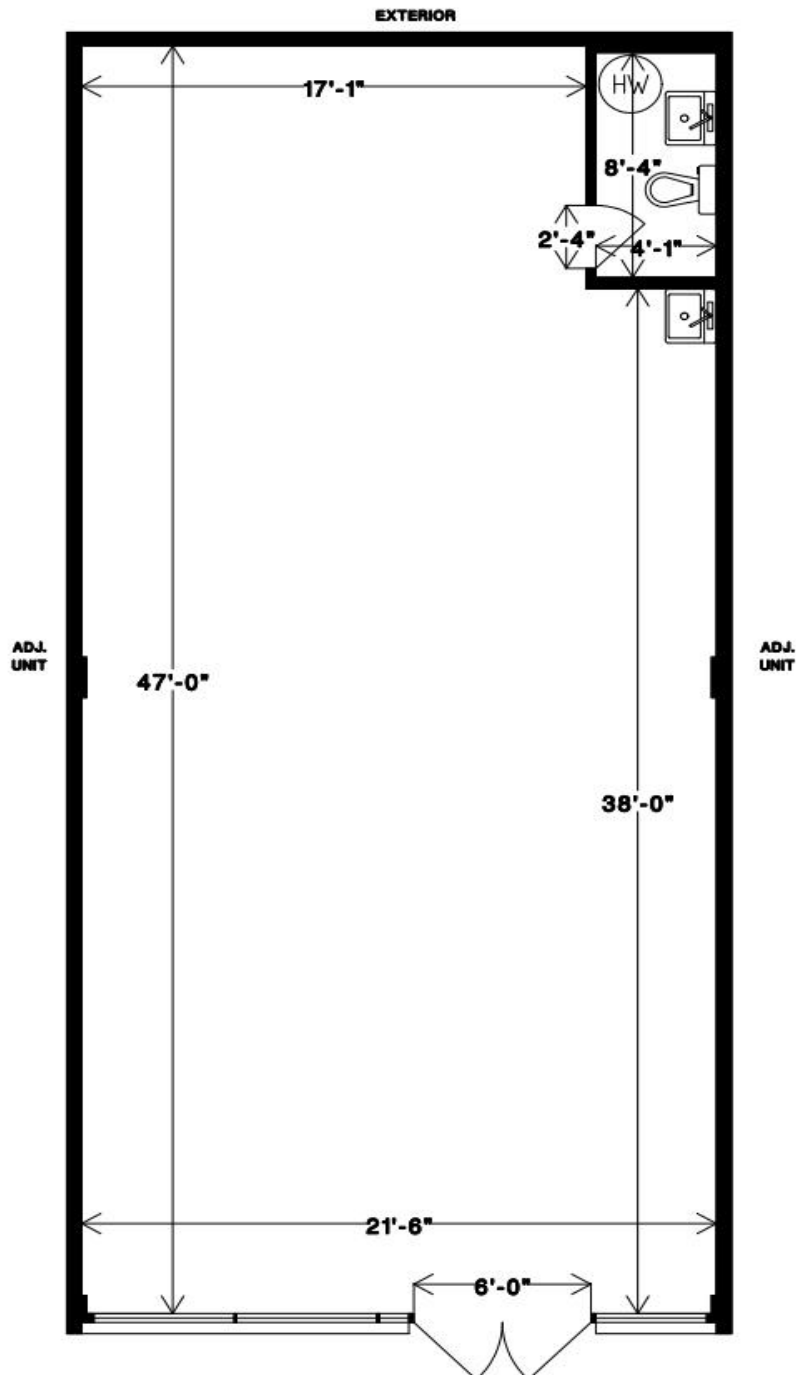
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avisonyoung.ca

Floor plan

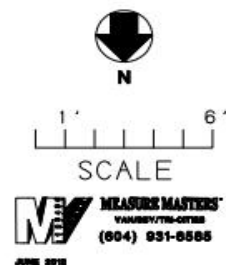
1252 Kingsway
Vancouver, BC V5V 3E1



1252 KINGSWAY,
VANCOUVER, B.C.

MAIN FLOOR

1,100 sf.



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