


**ACTIVE**  
**C8051067**

**110 856 HOMER STREET**  
**Downtown VW**  
**Vancouver West**  
**V6B 2W2**

**For Lease**  
**Office**

Additional Property Types:  
**Business, Office**

For Sale Price: **\$0**  
Leased/Sold Date:  
Leased/Sold Price: /

Listing Map: 



Zoning: **DD** Gross Prop Tax: Tax Yr: Sale Type: **Lease**  
P.I.D.#: **007-992-882** Building/Complex Name:

**Looking to expand your wellness practice into Vancouver's downtown area? Look no further than 110-856 Homer St, where Fit Integrated is offering a unique sublease opportunity for RMTs, Physios, Chiropractors, Kinesiologists, and other wellness professionals. With state-of-the-art facilities and a group of experts ready to refer clients, Fit Integrated's competitive referral program will bring an estimated \$7000 worth of business to your practice each month, covering your rent and more. Plus, the landlord is open to alterations and changes to the space to suit your needs. Partner with Fit Integrated to build a strong referral network and expand your options for clientele. Contact us to schedule a showing or learn more about this world-class facility and unique opportunity for your business.**

**MEASUREMENTS:**

Subj. Space Sq.Ft: Space Avail for Lse: **847**  
Subj. Space Width Whse/Indust.Sq.Ft:  
Subj. Space Depth: Office Area Sq. Ft: **630**  
Land Size Sq. Ft. **0.00** Retail Area Sq. Ft:  
Land Size Acres: **0.00** Mezzanine Sq. Ft:  
Acres Freehold: Other Area Sq. Ft: **216**  
Acres Leasehold: Main Resid. Sq.Ft:  
Subj Prop Width ft.: Min. Divisible Space:  
Subj Prop Depth ft.: Max. Contig. Space:

**LEASE DETAILS:**

Lease Type: **Net**  
Lease Expiry Date:  
Lse Term/Months:  
Is a Sub-lease?: **Yes**  
Strata Fees/Month:  
Seller's Int.: **Other**  
Int. In Land: **Other**  
First Nat.Res:  
Occupancy: **Tenant**

**NET / GROSS RENT DETAILS:**

Basic Rent per Annum/SF: **\$60.00**  
Est. Additional Rent / SF: **\$18.50**  
Basic Rent per Month: **\$4,235.00**  
Est. Add. Rent per Month: **\$1,305.79**  
Basic Rent per Annum: **\$50,820.00**  
  
Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

**BASIC BUILDING & PROPERTY DETAILS:**

# of Buildings: # of Docks  
# of Storeys: # of Grade Doors:  
# of Elevators: # of Loading Doors:  
# Parking Spaces: Clear Ceiling Ht (ft):  
Year Built: **1971** Class of Space: **C**  
Building Type: **Office Building**  
  
Construction Type: **Concrete**  
  
Potential to Redevelop? Comments:  
  
Environ. Assess.Done? **Not Applicable** Comments:

**MULTI-FAMILY DETAILS:**

# of Bachelor Apts:  
# of Studio Apts:  
# of 1 Bdrm Apts:  
# of 2 Bdrm Apts:  
# of 3 Bdrm Apts:  
# of 4+ Bdrm Apts:  
# of Penthouse Apts:  
Total # of Apts  
# of Other Units:  
Total # of Units:  
  
APOD Cap Rate

**BUSINESS & AGRI-BUS. DETAILS:**

Major Business Type:  
  
Minor Business Type:  
  
Business Name (d.b.a.):  
  
Bus. Oper. Since (yr):  
Confidentiality Reqd:  
  
Major Use Description:

**LISTING FIRM(S):**

- 1. [Keller Williams Elite Realty](#)
- 2.
- 3.

**PRESENTED BY:**

**Duke Grimbeek - CONTC: 604-761-7324**  
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