

45

WATER STREET

BOUTIQUE RETAIL STOREFRONT OPPORTUNITY

LEASING INQUIRIES

DAN SMITH

Director of Leasing

T 604.689.1119

dans@relianceproperties.ca

ALAN CUSACK

Manager, Leasing

T 236.982.1678

alanc@relianceproperties.ca



RELIANCE
PROPERTIES



PROPERTY HIGHLIGHTS

PROMINENT LOCATION in Vancouver's Historic Gastown Neighbourhood.

EXCELLENT EXPOSURE onto Water Street with year-round high volume foot traffic.

Situated in Gastown's vibrant **SHOPPING, TOURISM & DINING DISTRICT**.

CONVENIENTLY LOCATED close to Canada Place Cruise Ship Terminal, Waterfront Station Transit Hub, and Vancouver's CBD.

RESTORED HERITAGE BUILDING with contemporary finishes.



45 WATER STREET

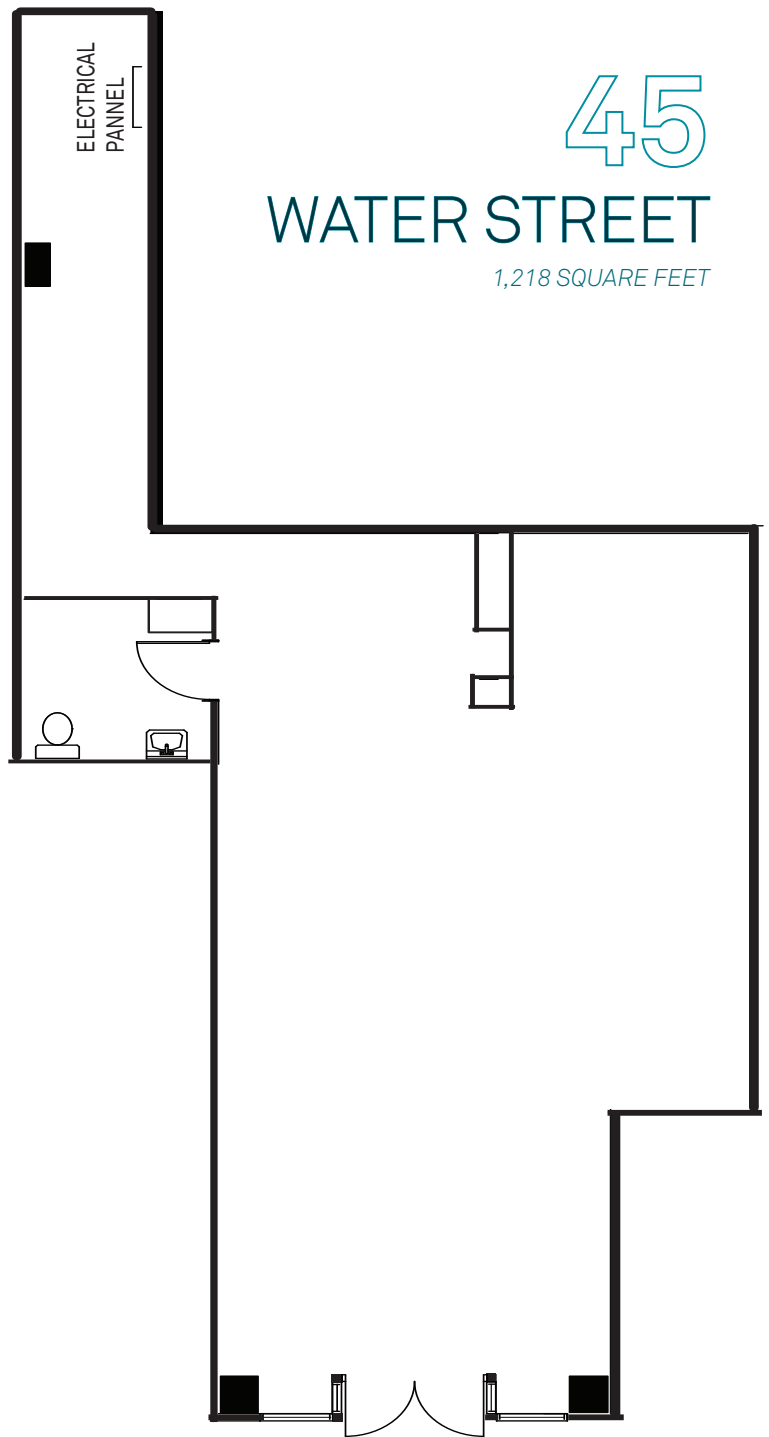
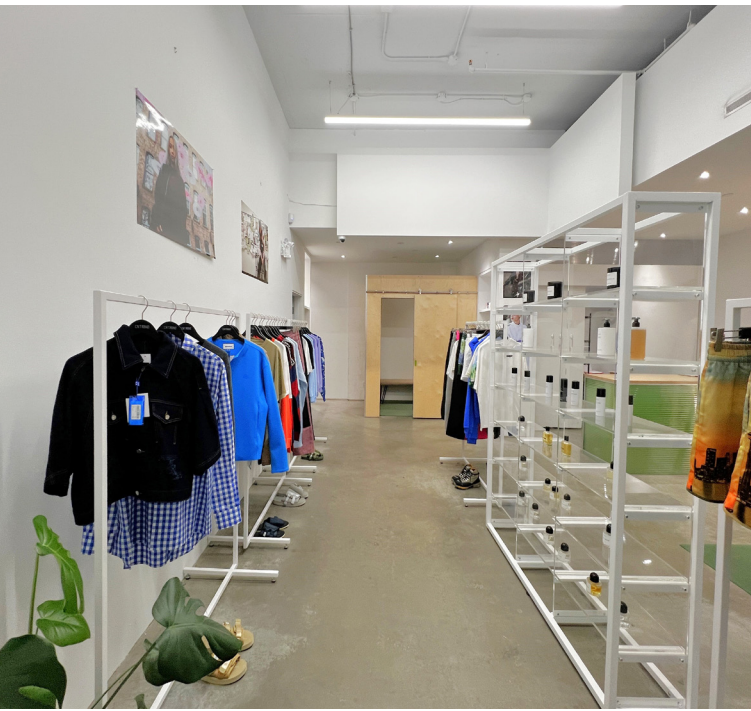
Prime Opportunity to Lease Retail Space in Vancouver's Historic Gastown Neighbourhood.

45 Water Street stands at the center of Vancouver's Gastown, renowned for its vibrant shopping, tourism, and dining scene. The building, a fully renovated 1912 Malkin & Co. Grocery Warehouse, is one of the city's most remarkable heritage conversions.

Spanning 1,218 square feet, 45 Water Street offers a unique retail space that seamlessly blends contemporary design with industrial charm. Featuring a 13-foot floor-to-ceiling shopfront, the space is flooded with natural light, creating an open and welcoming atmosphere.

The flexible interior layout features polished concrete floors, modern LED lighting, and HVAC systems for year-round comfort. Direct access from Water Street maximizes visibility and foot traffic, offering excellent opportunities for signage and window displays.





45

WATER STREET

1,218 SQUARE FEET

SALIENT DETAILS

RENTABLE AREA

1,218 SQ. FT.

BASIC RENT

\$70.00 PSF

ADDITIONAL RENT

\$17.84 PSF (2025 est.) +
6% Basic Rent MGMT Fee

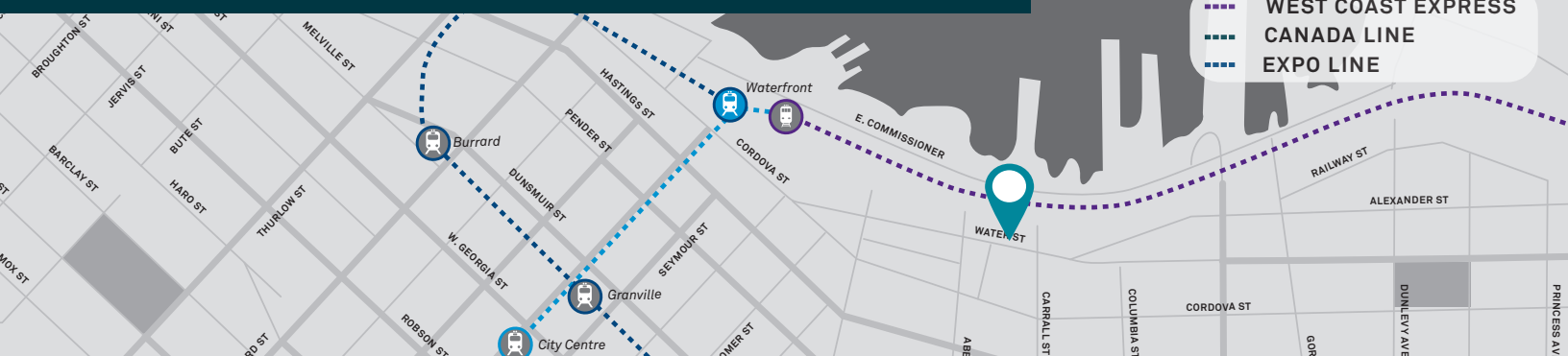
ZONING

HA - 2

AVAILABILITY

May 1, 2025

97 • WALK SCORE 100 • TRANSIT SCORE 96 • BIKE SCORE



relianceproperties.ca | leasing@relianceproperties.ca

E. & O.E. All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantees or responsibility is assumed thereof, and shall not form any part of future contracts. All information should be carefully verified



RELIANCE
PROPERTIES

FEATURES

- » 13-foot floor to ceiling shopfront
- » Direct access from Water Street
- » Excellent opportunities for signage and window displays
- » Polished concrete floors
- » HVAC for year-round comfort
- » Private in-store washroom
- » Dedicated storage space
- » Fully sprinklered
- » Pre-wired with fibre optic

