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# 1364 POWELL STREET

Vancouver, BC

Opportunity to acquire an existing industrial building situated on 11,099 sf of prominent industrial development land

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\*Struan Saddler Personal Real Estate Corp.

# 1364 Powell Street Vancouver, BC

## PROPERTY SUMMARY

### YEAR BUILT

1946

### PROPERTY ID

015-653-854, 015-653-846

### SITE SIZE

11,099 sf (94.2' x 117.82')

### GROSS BUILDABLE

55,493 sf

### BUILDING AREA

3,900 sf

### PROPERTY TAXES

\$33,509

### NOI / TERM

\$48,000 per annum / Month-to-Month

### ZONING

M - 2

### ASSESSED VALUE

Land	\$5,795,000
Improvement	\$5,900
<b>Total Value</b>	<b>\$5,800,900</b>

### ASKING PRICE

Please contact listing agent for pricing guidance



**Walker's Paradise**  
Daily errands do not require a car

## OPPORTUNITY

Avison Young is pleased to present the opportunity to purchase an industrial property with development potential in Vancouver's popular East Vancouver neighbourhood. The site is ideal for both owner user and investor who can benefit from booming industrial area that is strategically located. Powell Street is also well connected through major roads and has almost a retail like presence. Vancouver has one of the lowest industrial vacancy rates in North America and this area is highly desired by many industrial users.

## PROPERTY HIGHLIGHTS

The property site is situated in the Portside Industrial node of Cedar Cove within the Grandview-Woodlands Community Plan.

The area is predominantly catered to industrial uses, with heavy manufacturing (M-2 – subject properties' zoning) and light industrial (I-2) zonings. The City of Vancouver's plan for this area is to continue protecting and facilitating the growth of various industrial sectors within the Portside node.



Approximately 94 feet of frontage on Powell Street



Easy access into Downtown Vancouver via East Hastings and Powell Street



Easily accessible by public transit



Unobstructed views of the North Shore mountains



## SUBJECT LOCATION



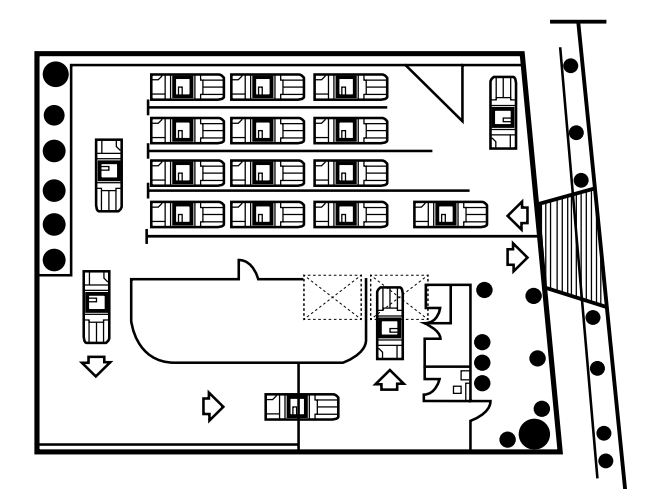
## LOCATION

The subject property is located just east of Clark Drive, bounded by Powell Street to the north and Franklin Street to the south. It is conveniently located less than 5 minutes away from Downtown Vancouver to the west and the Trans-Canada Highway to the east. The property is surrounded by notable businesses as can be seen on the map next page. A strong demand for commercial density in the area has been shown by owner-users and developers alike. With a number of new residential projects being developed nearby, the area is anticipating strong household and income demographic growth.

## AERIAL VIEW



## FLOOR PLAN



# RAILTOWN

## DOWNTOWN VANCOUVER 5 MIN DRIVE



## AMENITIES

- |                            |                               |                               |                                |
|----------------------------|-------------------------------|-------------------------------|--------------------------------|
| 1. Relaxus Products        | 6. La Casa Gelato (Ice Cream) | 11. Salsbury Park             | 16. York Theatre               |
| 2. Canada Post Office      | 7. Yolks                      | 12. Strathcona Park           | 17. Britannia Secondary School |
| 3. Mr. Lube                | 8. Off the Rail Brewing       | 13. Powell Street Brewery     | 18. JJ Bean Coffee Roasters    |
| 4. Value Village           | 9. Bomber Brewing             | 14. Hotel At The Waldorf      | 19. Vancouver Public Library   |
| 5. Pink Pearl Chinese Food | 10. Woodland Park             | 15. Admiral Seymour Elementry |                                |

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