

FOR SALE

1357 & 1435 POWELL STREET
VANCOUVER, BC

**1.6-ACRE HIGH-DENSITY M2-ZONED SITE IN
EAST VANCOUVER PORT INDUSTRIAL AREA**

STANLEY PARK

DOWNTOWN VANCOUVER

HASTINGS STREET

POWELL STREET

CLARK DRIVE

LOCATED IN VANCOUVER'S
THRIVING POWELL STREET
INDUSTRIAL AREA NEAR
HASTINGS STREET AND
CLARK DRIVE

- Ideal for owner-occupiers, investors and developers
- Rental growth potential

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OPPORTUNITY

An exceptional opportunity to acquire a 1.6-acre property in Vancouver's coveted East Vancouver Port Industrial Area. This offering is ideal for investors seeking a stable cash-flow asset, owner-users looking to position their business, or developers who can build up to a 5 FSR (356,805 SF buildable) on a high-density M-2 zoned site.

LOCATION

The subject property is located in the western part of the East Vancouver Port Industrial Area, a portside industrial area in East Vancouver's Grandview-Woodland neighbourhood. This area has a mixture of industrial uses, with predominantly manufacturing and warehousing. More specifically, the site is situated on the northwest corner of Powell Street and McLean Drive, two blocks north of East Hastings, and just east of Clark Drive. This location offers direct access to Downtown Vancouver, the Port of Vancouver, major transportation routes and excellent exposure to the booming Powell Street corridor.

DATA ROOM

Please contact us for additional information including financials, rent schedules, lease agreements, environmental report, landlord recoveries, plans, and other property details.

Excellent Exposure
to over

35,000

Vehicles Per Day
along Powell Street





SALIENT DETAILS

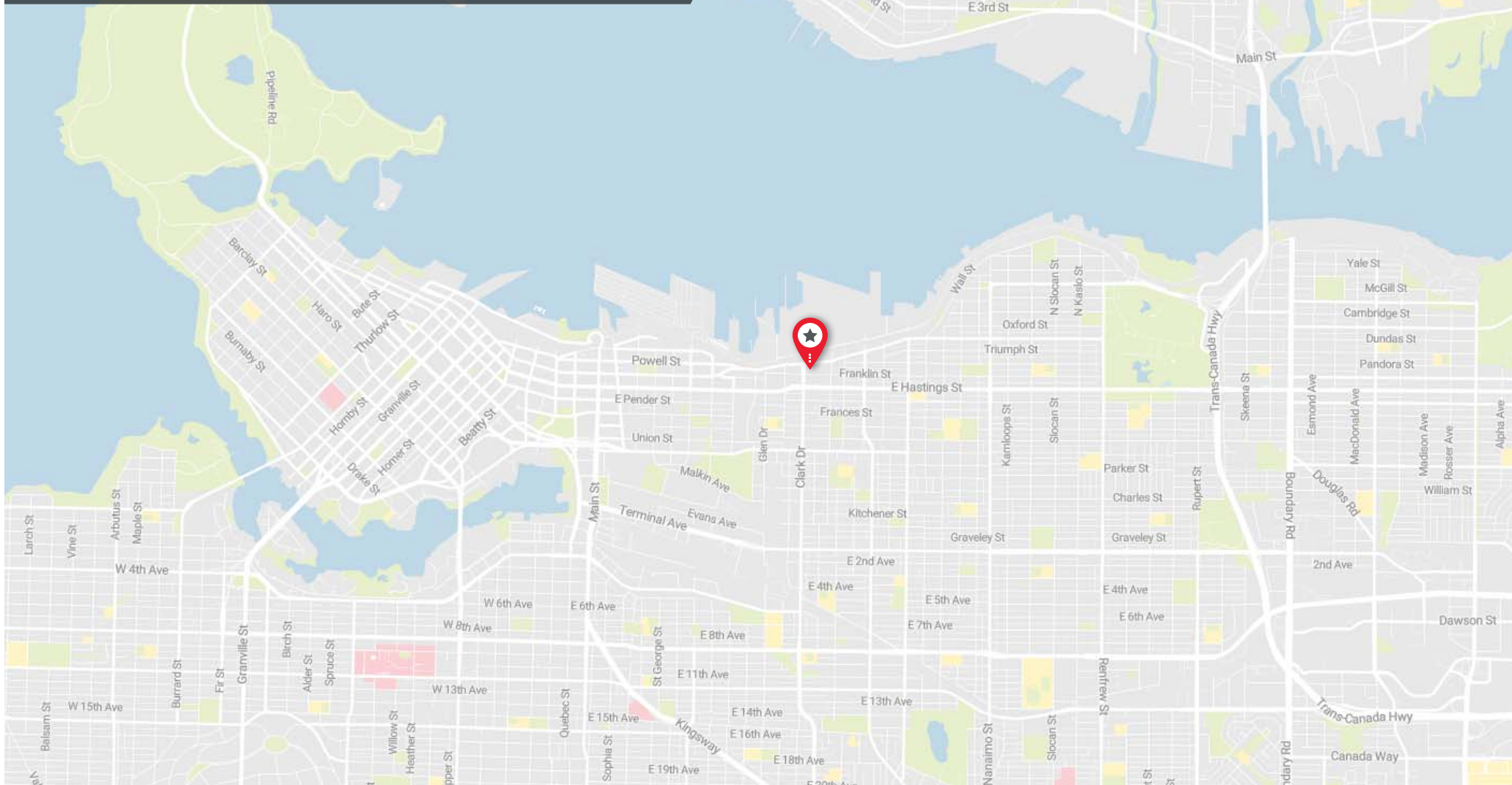
CIVIC ADDRESS	1357 & 1435 POWELL STREET, VANCOUVER, BC
LEGAL DESCRIPTION	Lot 6 & 7, Plan VAP186, District Lot 182, Land District 36 of Block B; Lot 22 & 23, Block 5, VAP398, District Lot 182, Land District 36 of Block B Lots 24, 25, 26, 27, 28 & 29, Plan VAP398, District Lot 182, Land District 36
PID	015-309-401, 015-653-790, 015-653-803, 015-309-398 015-309-428, 015-309-436, 015-309-444, 015-309-452, 015-309-461, 015-309-410
EXISTING BUILDING SIZE	Approximately 55,039 sf
SITE SIZE	Approximately 71,360 sf (1.638 acres)
ZONING	M-2 (Industrial)
FSR	5.0
BUILDABLE	Approximately 356,802.55 sf combined // Maximum height of 30.5 m
PROPERTY TAXES	\$211,192 (2020)
LISTING PRICE	Please contact listing agents



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This property is co-listed with:
Goodman:

