



CUSHMAN &  
WAKEFIELD

# 1343 WILLIAM STREET

VANCOUVER, BC

6,517 SF INDUSTRIAL LOT  
WITH DEVELOPMENT POTENTIAL

PRICE REDUCTION

BELOW ASSESMENT VALUE

CLARK DRIVE

POTENTIAL  
DENSITY  
OVER 19,500 SF  
BUILDABLE  
(3.0 FAR)

±53'

±122'

WILLIAM STREET

FOR SALE/LEASE

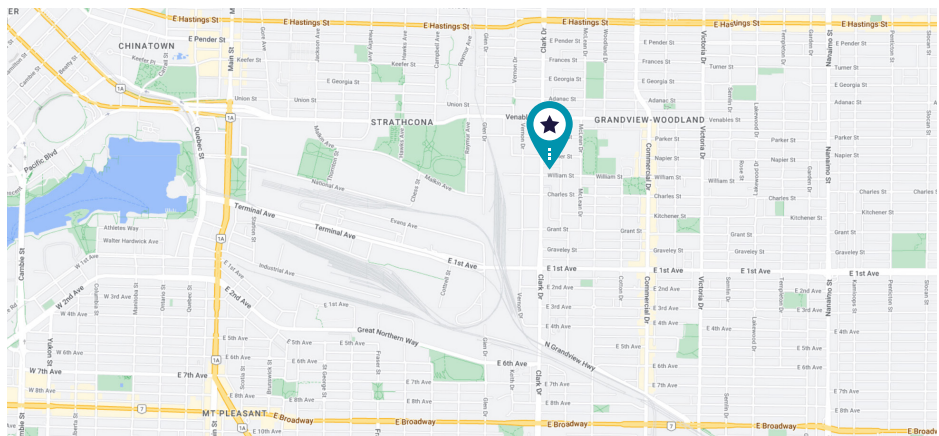




## LOCATION

Cushman & Wakefield ULC is pleased to present the opportunity to purchase a freehold interest in a 6,517 sf industrial lot near the borders of the Grandview-Woodland and Strathcona areas of Vancouver.

Flexible I-2 zoning allows for a wide variety of improvements for this rare opportunity. This vacant industrial lot is currently improved as a parking lot, situated on the south west corner of Clark Drive and William Street.



## CIVIC ADDRESS

1343 William Street, Vancouver, BC

## PID

015-304-001

## LEGAL DESCRIPTION

Lot 10, Except the north 10 feet now lane, Block 33 of Block I, District Lot 182, Plan 398

## ZONING

I-2 Industrial

## LOT SIZE

6,517.24 SF (53.42' x 122')

## BUILDABLE SF (FAR 3.0)

19,551.72 SF

## GROSS TAXES

\$33,050.30

## SALE PRICE PRICE REDUCTION!

~~\$2,800,000~~ ~~\$3,350,000~~

## LEASE RATE

Please contact Listing Agents

**OFFERED AT BELOW  
ASSESSED VALUE!**

## CONTACT

### Greg Miles

Associate Vice President  
+1 604 640 5814  
greg.miles@ca.cushwake.com

### Jordan Sengara

Personal Real Estate Corporation  
Vice President  
+1 604 640 5845  
jordan.sengara@ca.cushwake.com



Suite 1200 - 700 West Georgia Street / PO Box 10023, Pacific Centre / Vancouver, BC V7Y 1A1 / 604 683 3111 / cushmanwakefield.ca

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC PRJ0696349 (07/23/bg)

©2025 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.