

8242 Ontario Street

Vancouver, BC

Rare opportunity to purchase a 9,000 SF freestanding building in the South Vancouver area.



Contact

Ed Ferreira

Personal Real Estate Corporation
Senior Vice President
Advisory & Transaction Services
ed.ferreira@cbre.com
604 662 5122

Lance Coulson

Personal Real Estate Corporation
Executive Vice President
Advisory & Transaction Services
lance.coulson@cbre.com
604 662 5141

Bob Watt

Vice President
Cushman & Wakefield
bob.watt@ca.cushwake.com
604 640 5818

Matthew MacLean

Personal Real Estate Corporation
Executive Vice President
Cushman & Wakefield
matthew.macleam@ca.cushwake.com
604 640 5855

Property Summary

Legal Address	8242 Ontario Street, Vancouver, BC
Legal Description	Lot 9, Block 1, District Lot 322, Land District 36, Plan VAP 8102
PID	010-253-386
Lot Size	13,100 SF
Building Area	9,000 SF
Zoning	I-2 Industrial 3.0 FSR allows for multi-level redevelopment
Property Taxes	\$55,448.60 (2025)
Environmental Report	Available upon accepted agreement
Parking	8 stalls at rear & 2 stalls at front
Loading	Grade loading off lane

 **New Price**
\$5,750,000
\$438.93 psf on land

 **Vacant Possession**

The Location

8242 Ontario Street offers a prime location within walking distance of Marine Gateway, a popular transit-oriented retail and entertainment center with various amenities. The area is experiencing rapid growth in both commercial and residential sectors, with plans for future retail expansion. This presents a rare chance to be part of the revitalization of the surrounding area.

Future Development Nearby:

- Marine Gateway Phase 2 Redevelopment



Property Features

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Concrete block building



Ceiling heights 9' - 14'



Single phase electrical service



Layout provides flexible options



Environmental Phase I completed



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Amenities

8242 Ontario Street
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NEARBY AMENITIES (WITHIN 2KM)

42

RESTAURANTS & FOOD SERVICES

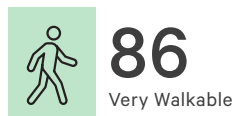
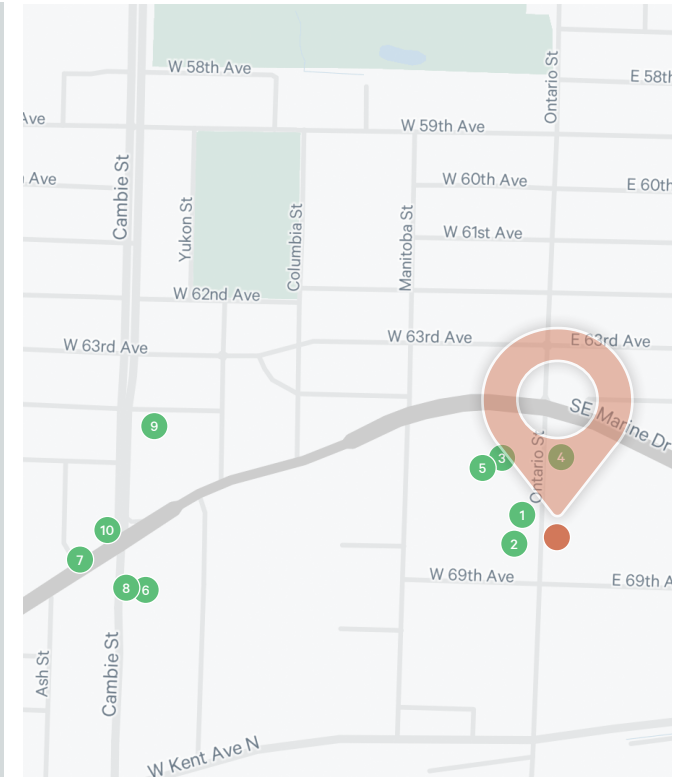
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RETAIL & SERVICES



Amenities

- 1 Starbucks
- 2 Canadian Tire
- 3 Marshalls
- 4 Kal Tire
- 5 Best Buy
- 6 Tim Hortons
- 7 Joy Café
- 8 A&W Canada
- 9 MC2 Dental
- 10 Scotiabank



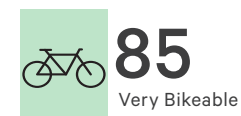
86

Very Walkable



72

Excellent Transit



85

Very Bikeable

Source: Walkscore.com

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