

FOR SALE

**8380
ONTARIO
STREET
UNIT # 133**

VANCOUVER, BC

VACANT POSSESSION AVAILABLE



PROPERTY DETAILS

THE LOCATION

8380 Ontario Street Unit #133 is ideally positioned near the Oak Street Bridge in Vancouver's southern industrial sector, with easy access to SE Marine Drive, Oak Street, and Knight Street. This makes it well-connected to important trucking routes, major roads, and YVR. South Vancouver is a sought-after location for industrial businesses, offering both a Vancouver address and convenient transportation links. The area also features a variety of retail and service options, such as Marine Gateway, the 26 SW Marine Drive Commercial Development, and the upcoming Marine Gateway 2.

UNIT SIZE

Warehouse	1,820 SF
Mezzanine	810 SF
Total Area	2,630 SF

ZONING

I-2 (General Industrial) allowing for a variety of storage, warehouse, manufacturing, wholesale, recreational, retail, service and associated office uses.

PROPERTY TAXES

\$17,057.68 (2025)

STRATA FEES

\$617.93 + GST

SALE PRICE

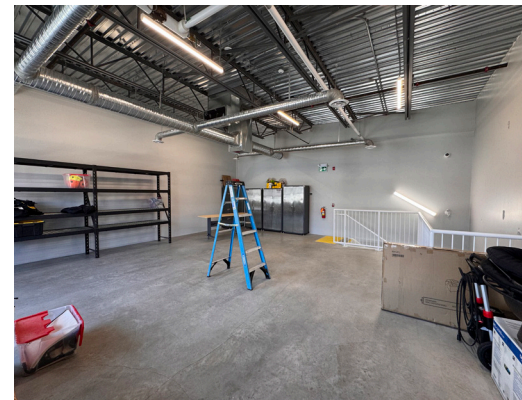
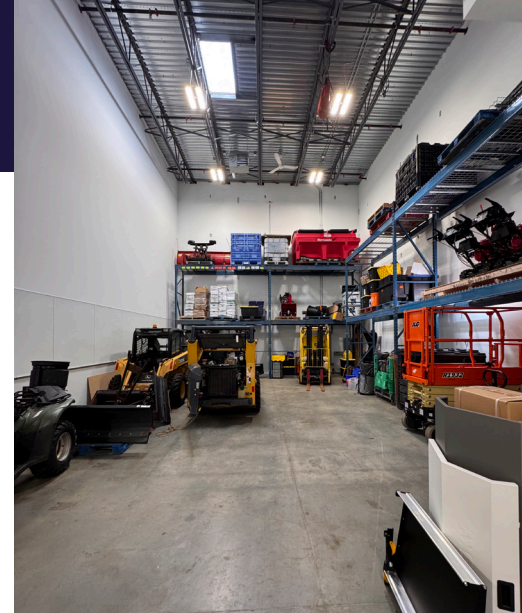
\$1,841,000 (\$700 PSF)

BUILDING FEATURES

- Built in 2023
- One (1) motorized grade loading door (10' W x 12' H)
- 13 - 25' clear ceiling heights in warehouse
- HVAC in place
- ESFR sprinklers
- 3-phase power (200 amp, 120/208 volt)
- Electrical outlets installed throughout the unit
- Handicapped accessible washroom on main floor
- Built-in concrete mezzanine with operable windows
- High-efficiency lighting
- Skylight in warehouse
- Two (2) designated parking stalls

AVAILABILITY

Immediate



8380 ONTARIO STREET UNIT #133

PLEASE CONTACT US
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