

WAREHOUSE & OFFICE BUILDING

FOR SALE | 5TH & FIR

- IDEAL FOR OWNER OCCUPIERS WITH VACANT POSSESSION
- FLEXIBILITY TO ACCOMMODATE SEPARATE TENANCIES
- LOCATED IN VANCOUVER'S THRIVING ARMOURY DISTRICT CLOSE TO GRANVILLE ISLAND



GRANVILLE ISLAND / ARMOURY DISTRICT AREA

1606 & 1614 WEST 5TH AVENUE

VANCOUVER, BC

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BUILDING HIGHLIGHTS

LISTING PRICE: \$8,890,000

- Two stand alone buildings on one legal title
- Flexibility to allow separate tenancies in both buildings
- High ceiling warehouse with attractive office area
- Potential for retail frontage
- Adjacent to proposed Burrard Slopes Park
- Large grade level loading bay
- Great exposure

SALIENT DETAILS

Civic Address	1606 & 1614 West 5th Avenue, Vancouver, BC
Legal Address	
PID	015-221-172
Lot Area	7,632 SF
Building Area	1606 W 5th Avenue: 2,828 SF 1614 West 5th Avenue: 4,228 SF
Availability	Vacant possession as of January 1, 2026
Current Zoning	Industrial / 1C-2 3.00 FSR
Property Taxes (2024)	\$76,871.10
Parking	On-site parking
Listing Price	\$8,890,000

OPPORTUNITY

Cushman & Wakefield ULC is pleased to present to the market the opportunity to purchase 1606 & 1614 West 5th Avenue, Vancouver, BC within the heart of Vancouver's Armoury District. The property comprises of two stand alone buildings situated on the one title available as vacant possession making it ideal for owner-occupiers or investors seeking to lease out. The Armoury District, located just west of Granville Island, has completely transformed into a creative hub, which is now home to some of the city's top interior design firms, tech firms, engineering and architecture firms, galleries, find food purveyors and luxury automotive dealerships.

NEARBY AMENITIES



Legend

1. Beacoup Bakery and Cafe
2. Granville Island Public Market
3. Dockside Restaurant
4. The Keg
5. Tap & Barrel
6. Granville Island Brewing
7. No Frills Grocery
8. August Brewing
9. Prado Cafe
10. Concord Developments
11. Senakw Towers

1606 & 1614 WEST 5TH AVENUE | VANCOUVER, BC

THE LOCATION

Located on the corner of West 5th Avenue and First Street, the property is situated within close proximity to Granville Island. The location offers easy and convenient access to downtown, Kitsilano, Fairview, Olympic Village and Mount Pleasant via car, bike or transit. This is the ideal location within close proximity to an abundance of amenities including: coffee shops, restaurants, banks, fitness facilities, West 4th Avenue and Granville Island.



WALK SCORE
WALKER'S PARADISE
99



TRANSIT SCORE
WALKER'S PARADISE
87



BIKE SCORE
BIKER'S PARADISE
95



5 MINUTE
WALK TO FUTURE
SKYTRAIN STATION

CONTACT INFORMATION

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