

# FOR **SALE**

63 WEST 6TH AVENUE, VANCOUVER, BC

Improved 1,199 SF North-Facing Office Space

Expansive Mountain and City Views with Direct Common Patio Access



**MATTHEW MACLEAN\*** | Executive Vice President | +1 604 640 5855 | matthew.maclean@cushwake.com

**ANDREI JELESCU\*** | Associate Vice President | +1 604 640 5812 | andrei.jelescu@cushwake.com

**SYDNEY OSLUND** | Senior Associate | +1 604 262 8775 | sydney.oslund@cushwake.com

\*Personal Real Estate Corporation

700 West Georgia St, Suite 1200 | Vancouver, BC | +1 604 683 3111 | [cushmanwakefield.com](http://cushmanwakefield.com)



# FOR **SALE**

63 WEST 6TH AVENUE, VANCOUVER, BC

UNOBSTRUCTED NORTH-FACING VIEWS

## LOCATION

Located in Vancouver's vibrant Mount Pleasant neighbourhood, HOUSS is a distinct mixed-use commercial strata building ideally situated amongst a variety of quality amenities and transit routes. Completed in 2021, HOUSS incorporated the restoration of a 1901 heritage house originally located on the site, integrating heritage with modern architecture.

The Property offers excellent access to downtown Vancouver with close proximity to major transit lines and bike routes. Nearby amenities include some of Vancouver's best independent restaurants, coffee shops, and craft breweries steps from the Property. HOUSS offers a shared common roof-top patio, common washrooms on every floor, bike storage and end of trip facilities.

## ADDRESS

Suite 501 – 63 West 6th Avenue  
Vancouver, BC

## SIZE

1,199 SF

## MONTHLY STRATA FEES (2025)

\$811.61

## GROSS TAXES (2025)

\$16,189.21

## ASKING PRICE

Please contact listing agents

## ZONING

I-1 (Light Industrial)\*

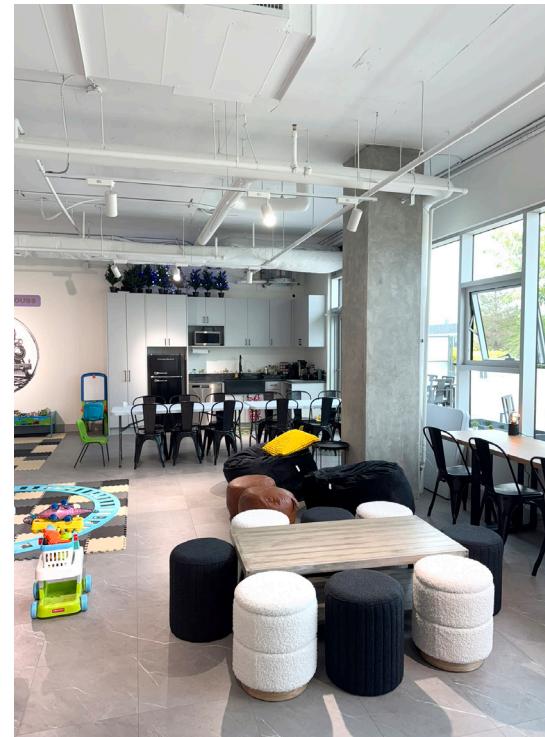
## PARKING

Two (2) reserved underground stalls

\* Unit zoned for Office

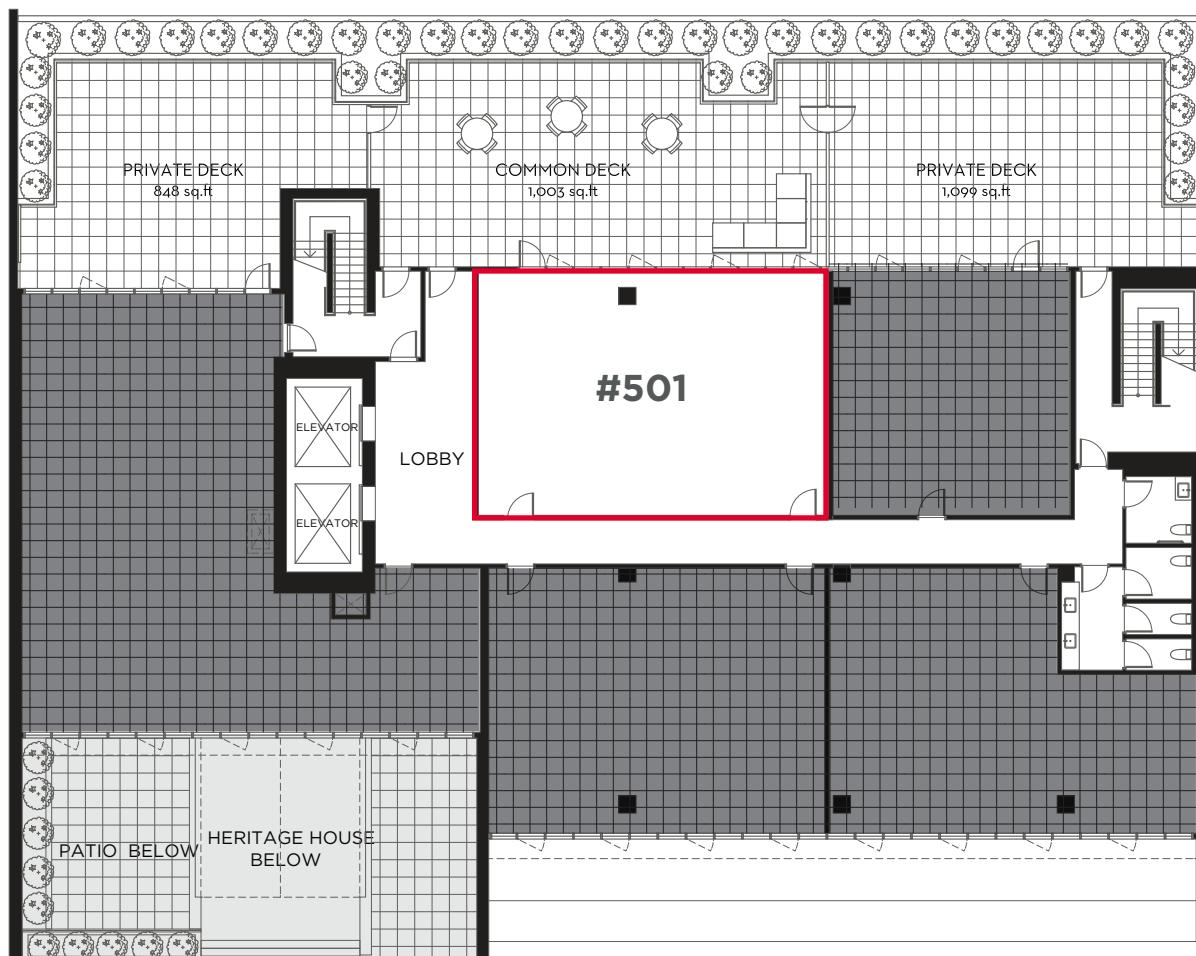
## PROPERTY FEATURES

- Penthouse North-facing office unit with direct common patio access
- Unobstructed expansive views of downtown Vancouver skyline and North shore mountains
- High exposed ceilings throughout, with concrete flooring
- Nicely improved open concept space with kitchenette improvements in place
- Floor to ceiling windows provide abundant light throughout the unit



# FLOORPLAN

**FIFTH FLOOR**  
**SUITE 501 | 1,199 SF**



## BUILDING FEATURES

- Secure underground parking with overhead door for restricted access and ample bike storage
- End of trip facilities with lockers, washrooms and showers
- Common outdoor patio on top floor with North Shore mountain views
- Optimized high ceiling heights for industrial and office space
- Common grade loading in lane with security gate
- Secured building with fob controlled access

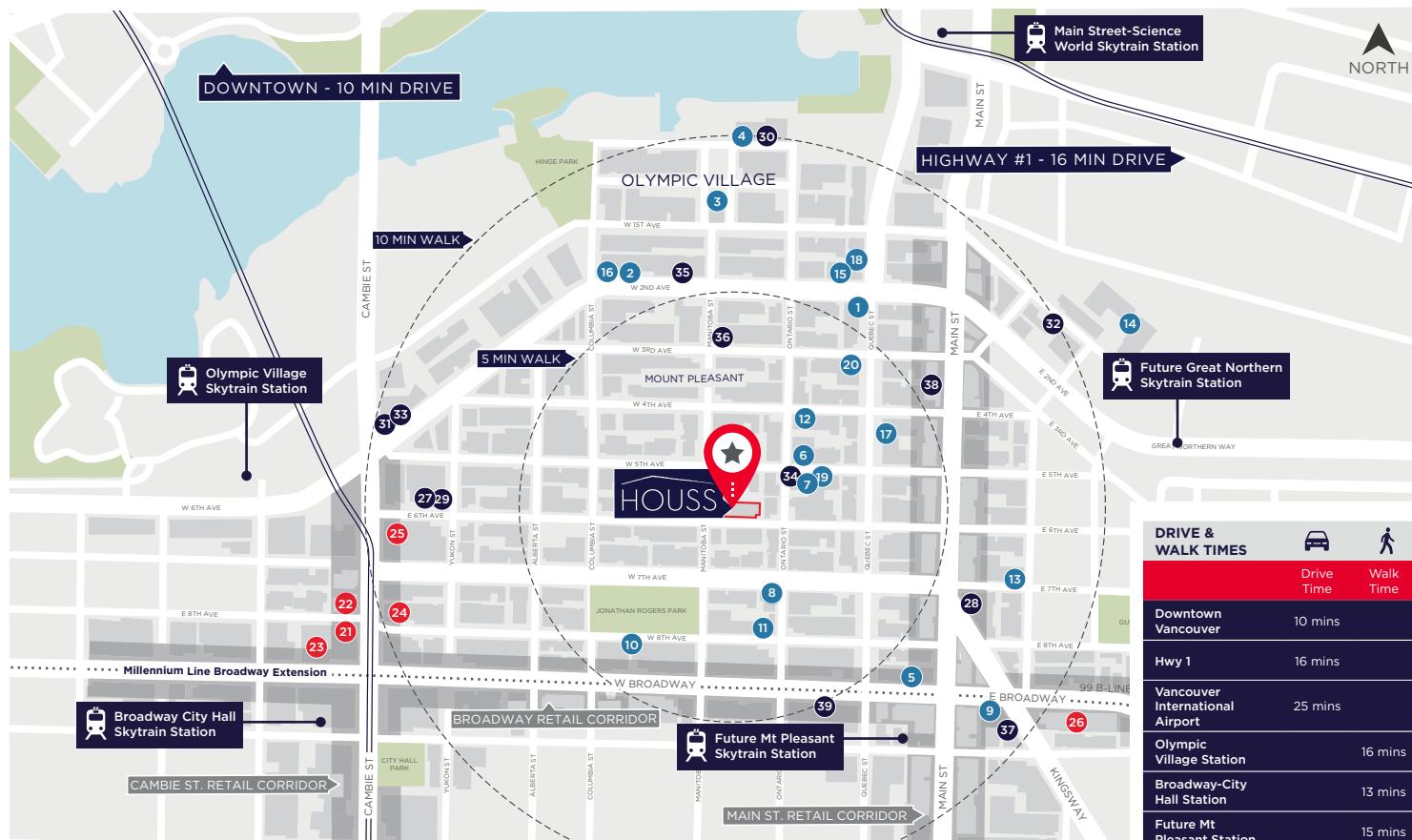


**Direct access to the common rooftop patio**



# NEIGHBOURHOOD AMENITIES

**I-1 Industrial** The purpose of this zoning is to permit light industrial uses, including advanced technology industry and industry with a significant amount of research and development activity, that are generally compatible with one another and with adjoining residential or commercial districts. Commercial uses, including office and retail uses, which are compatible with or complementary to light industrial uses, are also permitted, subject to the limitations of the zoning schedule. Click [here](#) to view the zoning information from the City of Vancouver.



## EAT & DRINK

- 1. Earnest Ice Cream
- 2. Ophelia
- 3. Craft Beer Market
- 4. Tap & Barrel
- 5. Fable Diner
- 6. Purebread
- 7. Tacofino
- 8. Elysian Coffee Roasters
- 9. Starbucks
- 10. Milano Coffee Roasters
- 11. 33 Acres Brewing Company
- 12. Electric Bicycle Brewing
- 13. Main Street Brewing Co
- 14. Red Truck Beer Company
- 15. Brewhall
- 16. Nook Olympic Village
- 17. Dear Gus Snack Bar
- 18. Tractor Everyday Healthy Foods
- 19. Field & Social
- 20. Fife Bakery

## GROCERY & RETAIL

- 21. Whole Foods
- 22. BC Liquor Store
- 23. London Drugs
- 24. The Home Depot
- 25. Canadian Tire
- 26. Kingsgate Mall

## FITNESS & AMENITIES

	Drive Time	Walk Time
Downtown Vancouver	10 mins	
Hwy 1	16 mins	
Vancouver International Airport	25 mins	
Olympic Village Station	16 mins	
Broadway-City Hall Station	13 mins	
Future Mt Pleasant Station	15 mins	

- 27. Altea Active
- 28. Mount Pleasant Community Centre
- 29. F45 Training False Creek
- 30. Creekside Community Centre
- 31. Anytime Fitness
- 32. CrossFit BC
- 33. Steve Nash Fitness World
- 34. Formation Studio
- 35. Modo Yoga Olympic Village
- 36. Monarc Boxing & Fitness
- 37. Rumble Boxing Studio Mount Pleasant
- 38. 604 Athletics
- 39. Tantra Fitness Mount Pleasant

**MATTHEW MACLEAN\*** | Executive Vice President | +1 604 640 5855 | matthew.maclean@cushwake.com

**ANDREI JELESCU\*** | Associate Vice President | +1 604 640 5812 | andrei.jelescu@cushwake.com

**SYDNEY OSLUND** | Senior Associate | +1 604 262 8775 | sydney.oslund@cushwake.com

\*Personal Real Estate Corporation