

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



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**Personal Real Estate Corporation*

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LOCATION

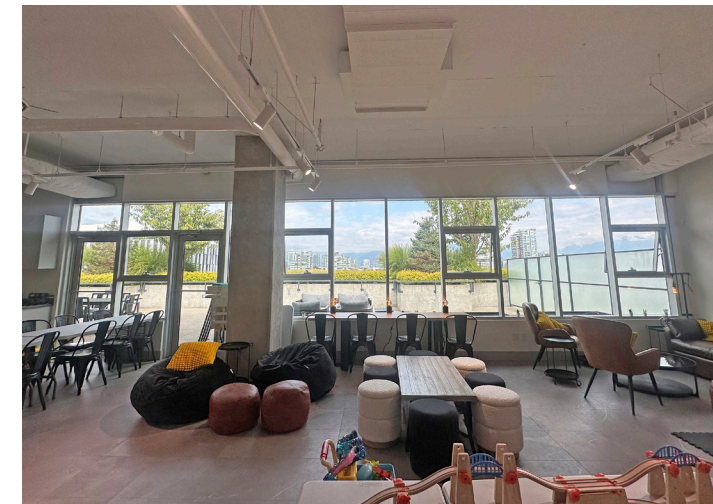
Located in Vancouver's vibrant Mount Pleasant neighbourhood, HOUSS is a distinct mixed-use commercial strata building ideally situated amongst a variety of quality amenities and transit routes. Completed in 2021, HOUSS incorporated the restoration of a 1901 heritage house originally located on the site,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

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

UNOBSTRUCTED NORTH-FACING VIEWS



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

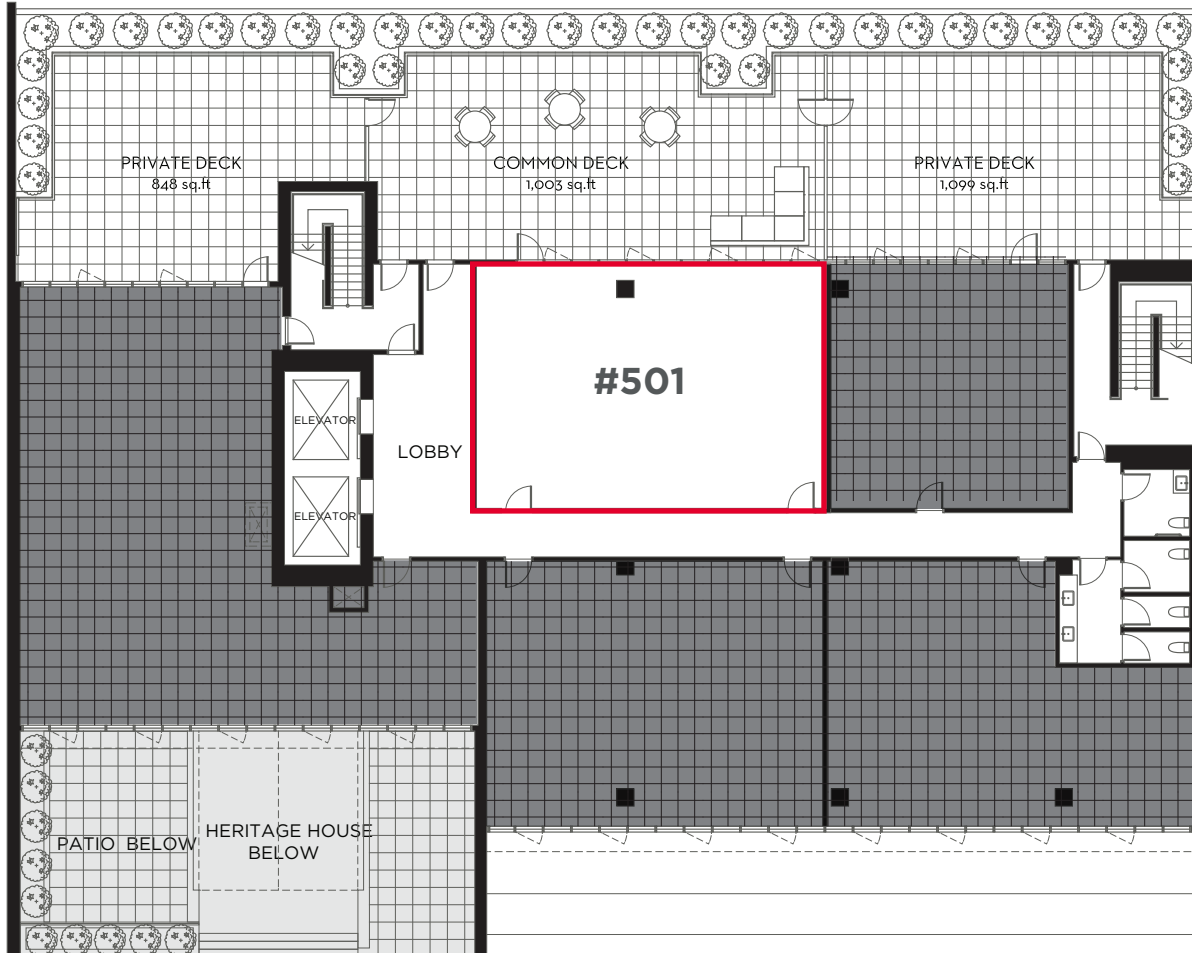
Two (2) reserved
underground stalls

* Unit zoned for Office

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

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

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