

FOR SALE  
**232 WEST  
7<sup>TH</sup> AVENUE**  
VANCOUVER, BC

**6,134 SF**

LIGHT INDUSTRIAL STRATA UNIT

LOCATED IN THE HEART OF MOUNT PLEASANT



FOR MORE INFORMATION, CONTACT:

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**CUSHMAN &  
WAKEFIELD**

# 232 WEST 7<sup>TH</sup> AVENUE

## Vancouver, BC



Located in Vancouver's vibrant Mount Pleasant neighbourhood, 232 West 7th Avenue (the "Property") is ideally situated at the corner of West 7th and Columbia Street, directly adjacent to Jonathan Rogers Park and amongst a variety of quality amenities and major transit routes. The Property offers excellent access to downtown Vancouver, the Port of Vancouver and the Trans-Canada highway with close proximity to major transit lines, highways and bike routes.

The Property offers a rare light industrial strata ownership opportunity of 6,134 SF in the heart of Mount Pleasant. Nearby amenities include some of Vancouver's best independent restaurants, coffee shops and craft breweries steps from the Property.

### SALIENT DETAILS

**Address:** 232 West 7th Avenue, Vancouver, BC

**Size:** Warehouse/Production Area: 5,297 SF  
Office: 837 SF  
**Total: 6,134 SF**

**PID:** 026-244-977

**Legal Description:** STRATA LOT 1 DISTRICT LOT 302 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1232 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Gross Taxes (2025):** \$47,765.90

**Monthly Strata Fees (2025):** \$910.00

**Asking Price:** Contact listing agents

**Loading:** One (1) grade level loading door at rear

**Power:** 3-phase power (800A, 240V)

**Parking:** Three (3) reserved parking stalls at rear

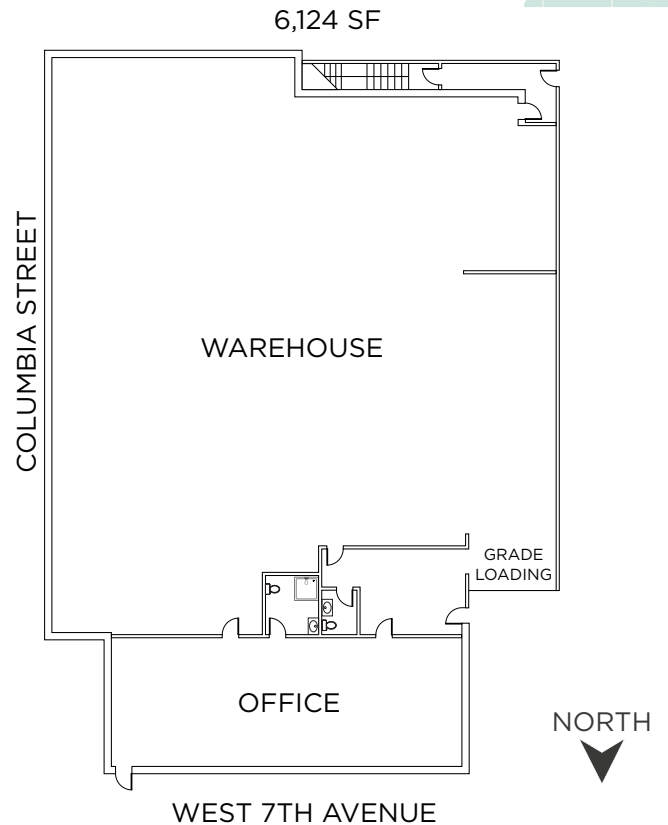


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## PROPERTY HIGHLIGHTS

- Rare open concept production/warehouse space in the heart of Mount Pleasant
- 12.5' - 14/5' clear ceiling heights throughout warehouse
- Heavy power, upgraded to accommodate 800 amps, 240 volts
- Office space with large windows facing West 7th Avenue, offering plenty of natural light
- Existing improvements include kitchenette and two (2) washrooms, one with shower
- Fully sprinklered building
- Multiple forced air and radiant heating units throughout warehouse



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**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.



DRIVE & WALK TIMES	DRIVE & WALK TIMES	
	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

### 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

### RETAIL OPTIONS

17. Whole Foods
18. BC Liquor Store
19. London Drugs
20. The Home Depot
21. Canadian Tire
22. Kingsgate Mall

### OTHER SERVICES

23. City Hall
24. Mount Pleasant Community Centre
25. Science World
26. Creekside Community Centre
27. Seawall
28. PupsYoga Vancouver
29. Steve Nash Fitness World
30. Fit in 30

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