

FOR SALE

232 WEST 7TH AVENUE

VANCOUVER, BC

HIGH POWER
AVAILABLE

UPGRADED TO 3-PHASE

800 AMPS, 240 VOLT

6,134 SF

LIGHT INDUSTRIAL STRATA UNIT

LOCATED IN THE HEART OF MOUNT PLEASANT



FOR MORE INFORMATION, CONTACT:

MATTHEW MACLEAN*

Executive Vice President

+1 604 640 5855

matthew.maclean@.cushwake.com

SYDNEY OSLUND

Senior Associate

+1 604 262 8775

sydney.oslund@cushwake.com



**CUSHMAN &
WAKEFIELD**

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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

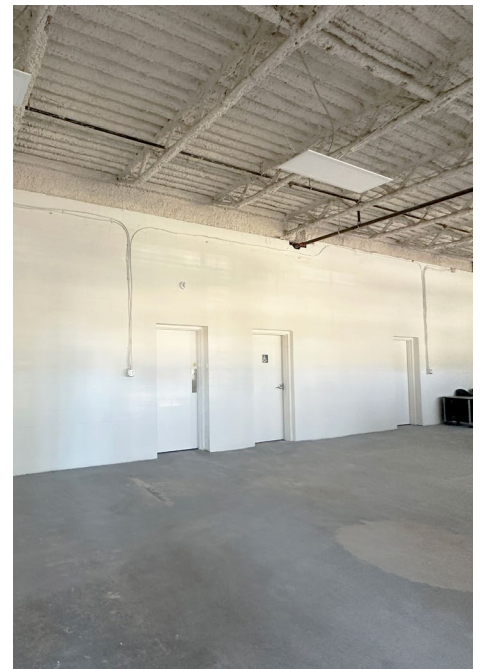
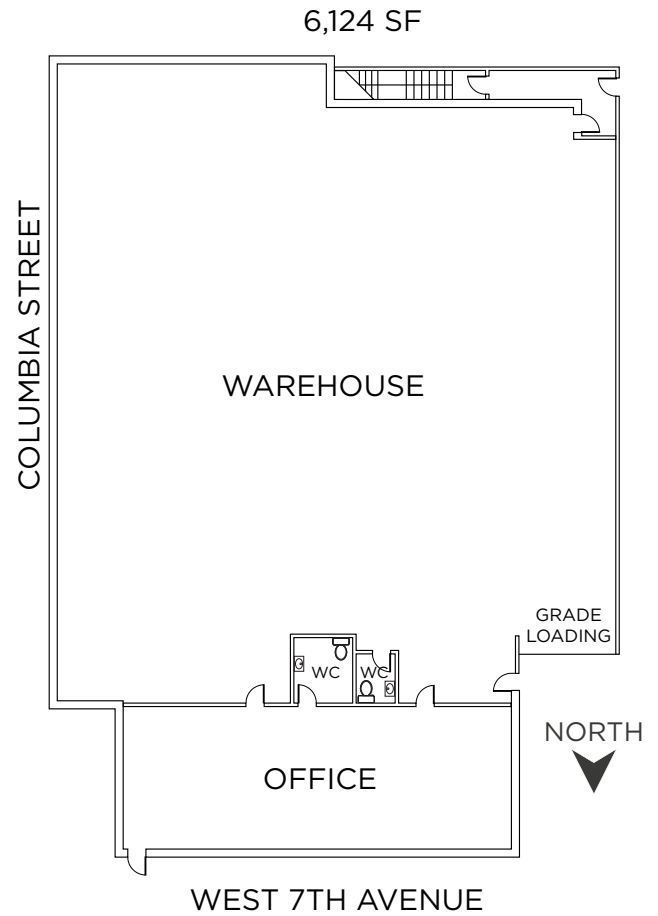


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PROPERTY HIGHLIGHTS

- 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
- Bright open concept ancillary office/showroom area facing West 7th Avenue with direct streetfront access
- Abundant natural light throughout premises from large windows and lofty exposed ceilings
- Recently improved space, with new washroom fixtures, heating units and fresh coat of paint
- Two fully fixtured private washrooms, one with drainage for shower
- Fully sprinklered building
- Multiple forced air and radiant heating units throughout warehouse
- Direct grade loading door into premises, with three (3) reserved surface stalls at the rear



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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
12. Electric Bicycle Brewing
13. Main Street Brewing Co
14. Red Truck Beer Company
15. Brewhall
16. Big Rock Urban Brewery & Eatery

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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**Personal Real Estate Corporation*

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