

FOR SALE OR LEASE

Beedie/

CUSHMAN & WAKEFIELD



3608 CHARLES STREET VANCOUVER, BC

10,500 SF BUILDING ON 2.02 ACRES

OPPORTUNITY

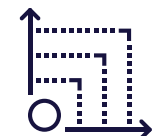
Cushman & Wakefield is pleased to present to the market the unique opportunity to acquire a well maintained, strategically located industrial asset with excess land for building expansion, redevelopment, or yard storage in the heart of East Vancouver.



PROPERTY HIGHLIGHTS



Previous Aircare site now being used as automotive dealership overflow yard and detailing shop, ideally configured for automotive-related uses



2.02 acres with I-2 zoning allows redevelopment up to 3.0 FSR



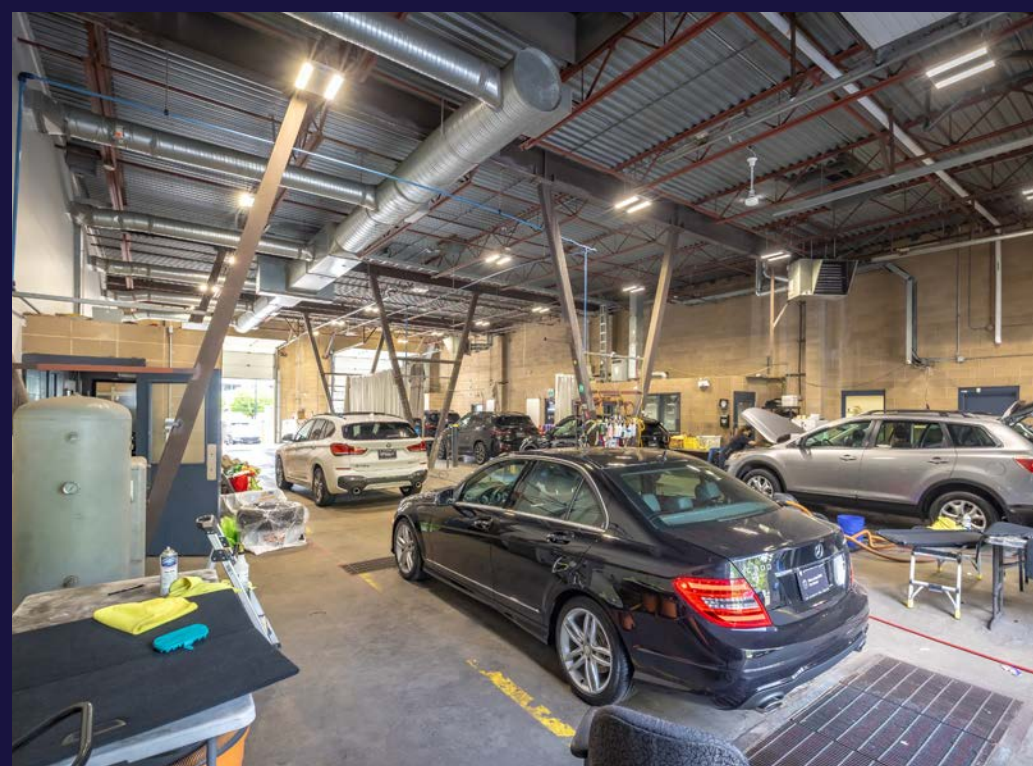
Fully paved, fenced, and secure site for parking or yard storage



Vacant possession provides exceptional opportunity for owner-occupiers



Property is in close proximity to Boundary Road and 1st Avenue, providing quick access to the Trans-Canada Highway and Downtown Vancouver.

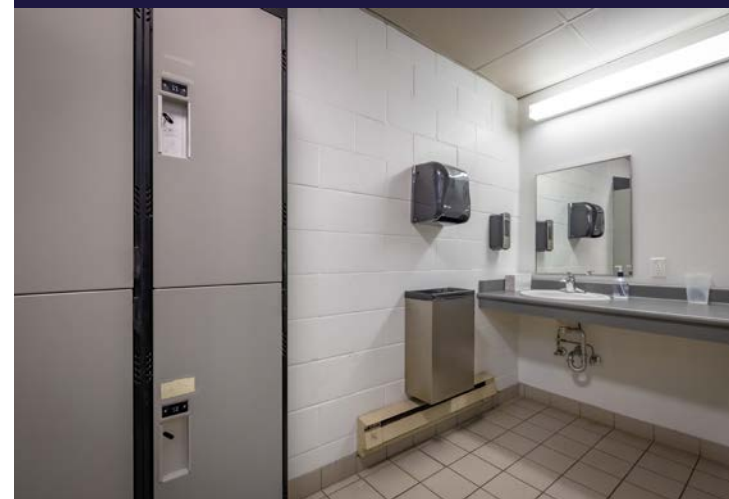


PROPERTY FEATURES

- 8 oversize grade-level loading doors with 4 drive-through bays
- 400 amp, 3-phase power
- Fully paved site, accommodating parking for approximately 145 vehicles
- Includes one (1) bay configured as a car wash
- Three (3) additional bays utilized for vehicle detailing
- Air exchange system and floor drains
- Multiple washrooms and changeroom facilities

SALIENT DETAILS

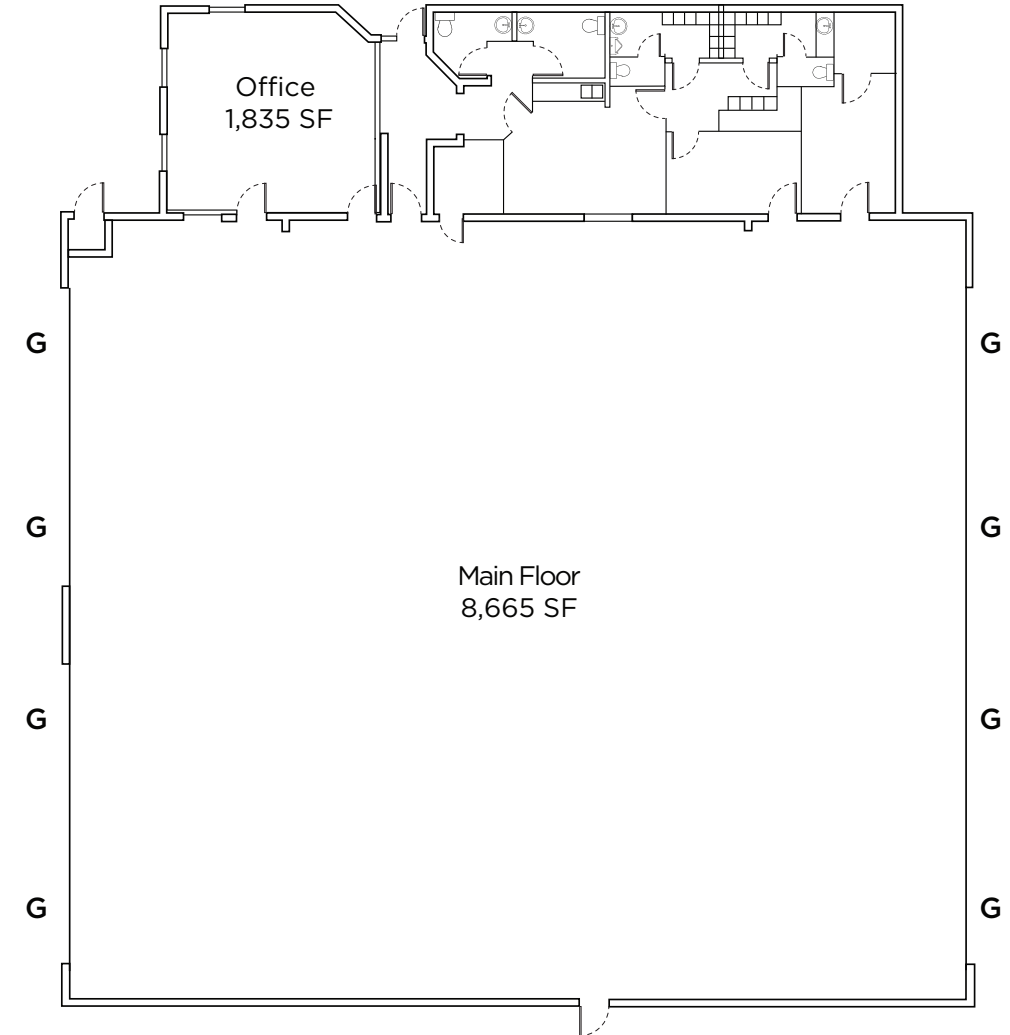
Address	3608 Charles Street, Vancouver, BC	
PID	017-730-031	
Legal Description	Lot 1, Block 113, Plan LMP3852, District Lot THSL, Section 28 THSL, New Westminster Land District	
Zoning	I-2 Industrial	
Lot Size	2.02 Acres	
Building Size	Main Floor Shop/Warehouse	8,665 SF
	Main Floor Office	1,835 SF
	Total Available Area	10,500 SF
Gross Taxes	\$197,927 (2025)	
Availability	Immediate	
Lease Rate/Sale Price	Contact Listing Agents	
Additional Rent	Contact Listing Agents	



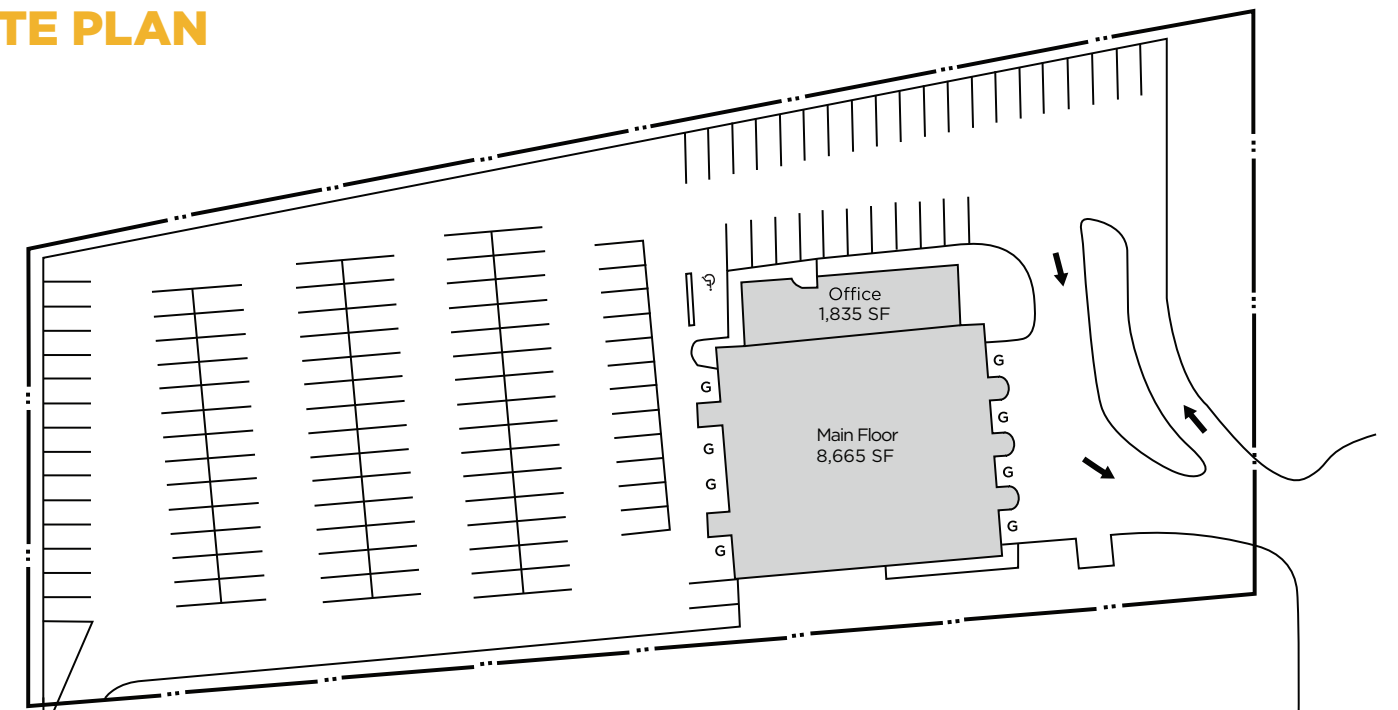
OFFERING PROCESS

Contact listing agents. Data room available upon execution of a confidentiality agreement.

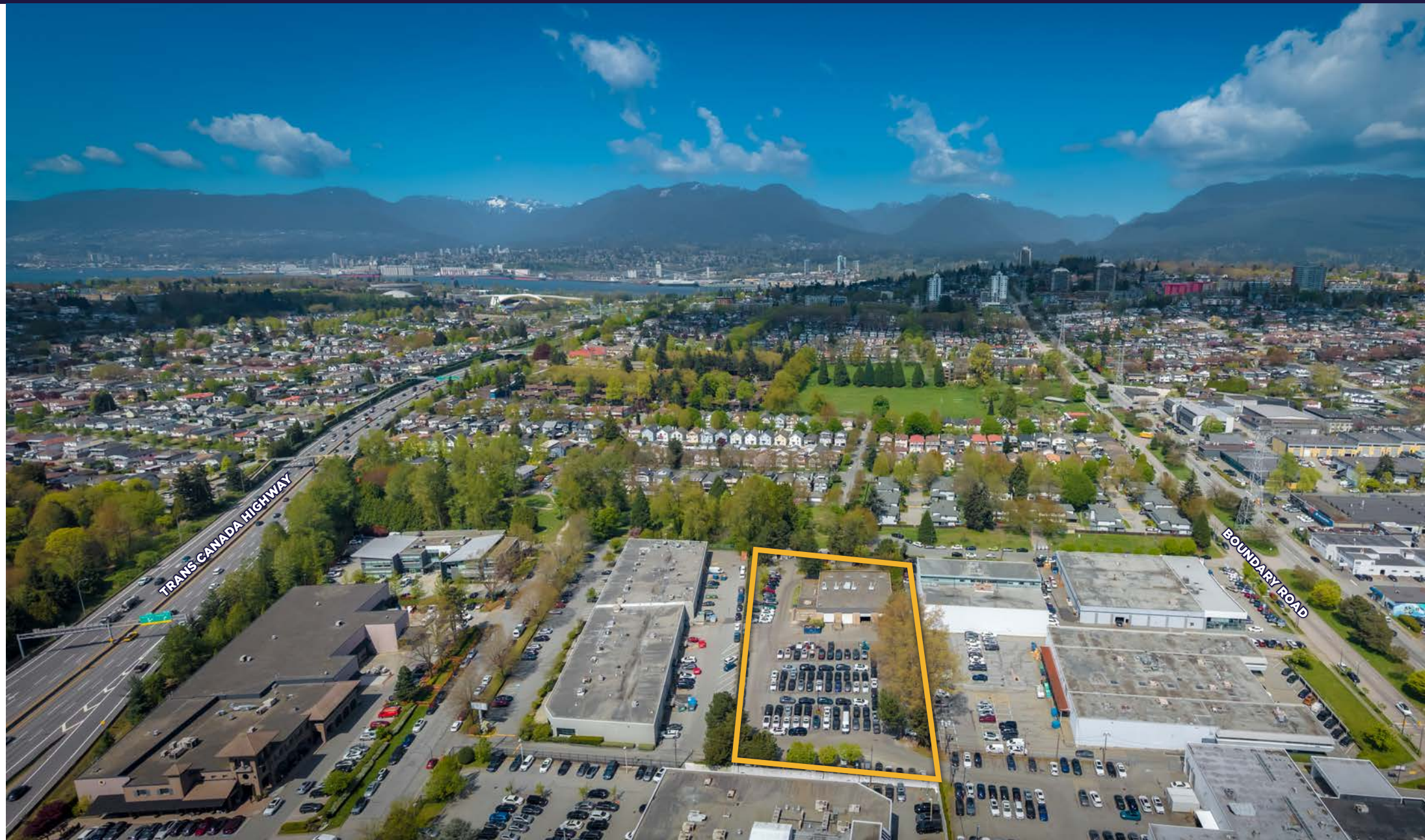
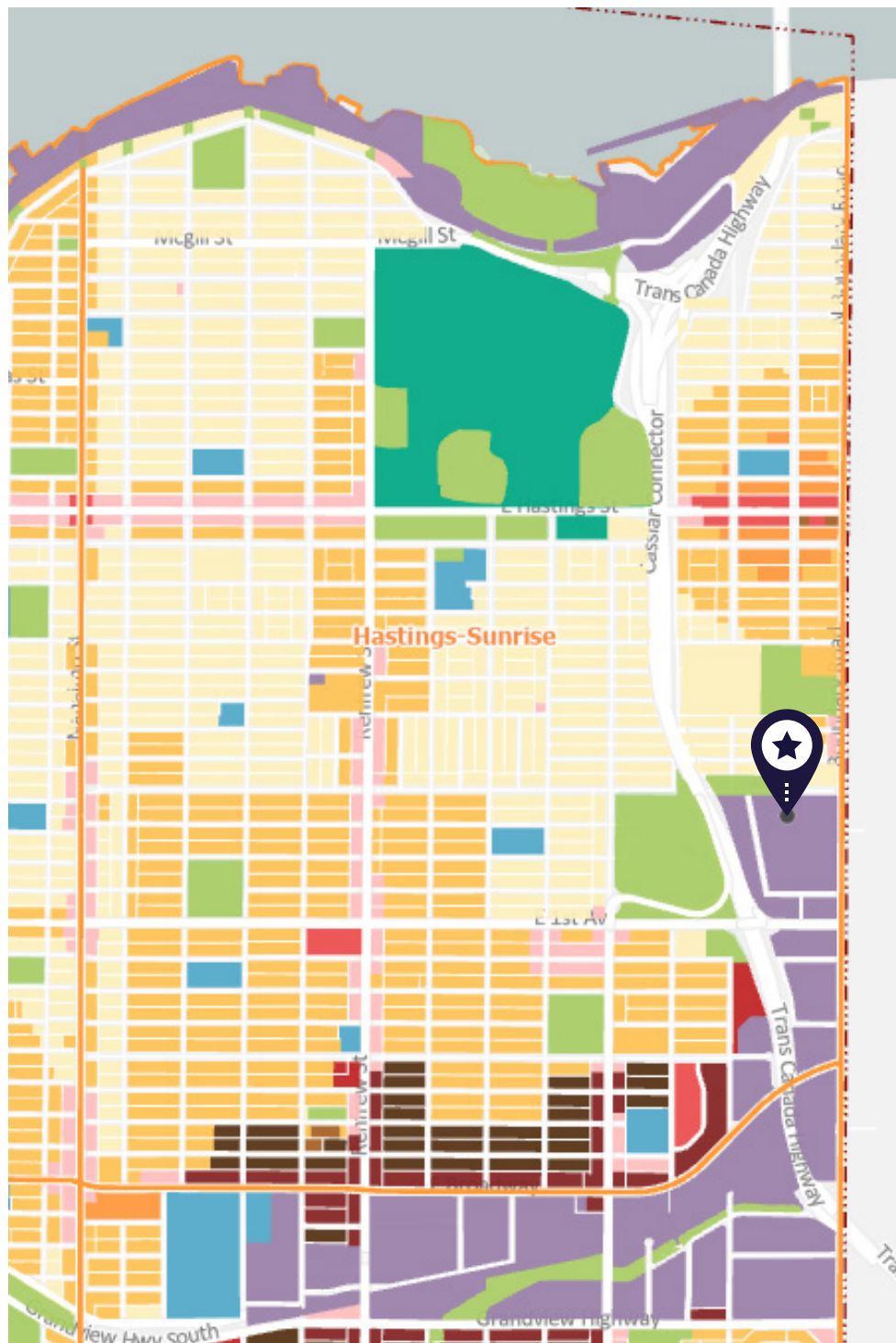
FLOOR PLAN



SITE PLAN



ZONING MAP



REDEVELOPMENT OPPORTUNITY

The property is located in Vancouver's Hastings-Sunrise neighbourhood with a maximum floor area ratio (FAR) of 3.0, allowing for redevelopment of up to 263,973 sf for manufacturing, service (i.e. laboratory, vehicle repair, production studios), transportation, storage (including self-storage facilities), utility, and wholesale uses. Refer to the City of Vancouver's I-2 zoning bylaw or contact listing agents for more information.

LOCATION

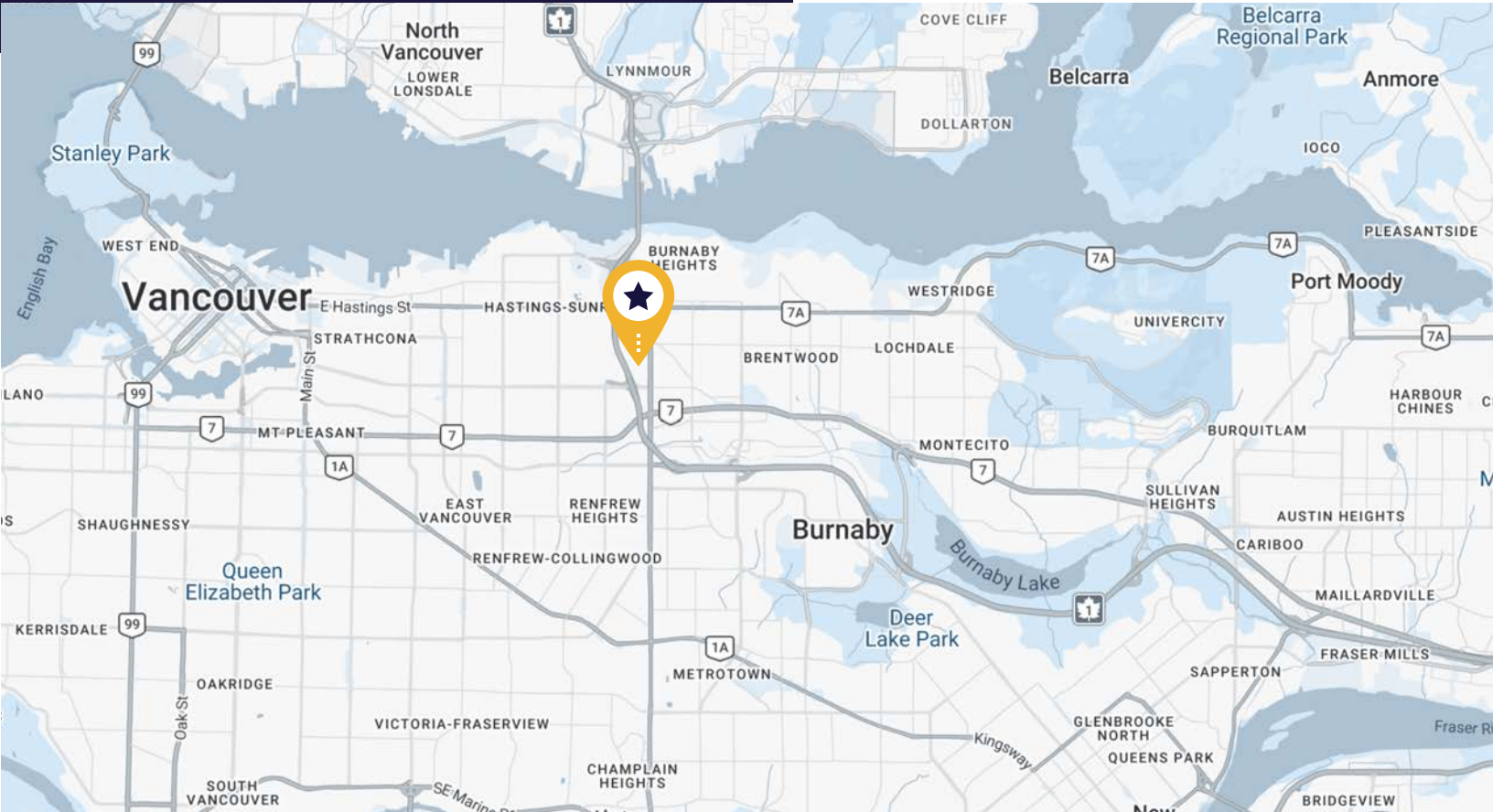
Located in East Vancouver's established industrial node, 3608 Charles Street offers unparalleled connectivity and accessibility, and is strategically positioned in a high-growth industrial hub.

The location is an ideal choice for businesses seeking optimal logistics and operational efficiency, benefitting from a robust labor pool and 3 minutes from the Trans-Canada Highway which connects easily to all areas of the Lower Mainland, Fraser Valley, and the U.S. border.



DRIVE TIMES

Trans-Canada Highway	3 Minutes
Port of Vancouver	15 Minutes
Fraser Highway	20 Minutes
YVR International Airport	20 Minutes
US Border	45 Minutes



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