

ARMOURY DISTRICT FOR SALE / LEASE

1747 WEST 3RD AVENUE, VANCOUVER, BC

BEAUTIFULLY BUILT OUT OFFICE / SHOWROOM / INDUSTRIAL SPACE

LOCATED IN VANCOUVER'S THRIVING ARMOURY DISTRICT A SHORT WALK TO GRANVILLE ISLAND

IDEAL FOR INVESTORS, & OWNERS / USERS ALIKE



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OPPORTUNITY

An exceptional opportunity to invest, or position your business in the heart of Vancouver's boutique design district. The Armoury District, located just west of Granville Island, has completely transformed into a creative hub, which is now home to some of the city's top interior design firms, tech firms, engineer / architects firms, galleries, fine food purveyors and luxury automotive dealerships.

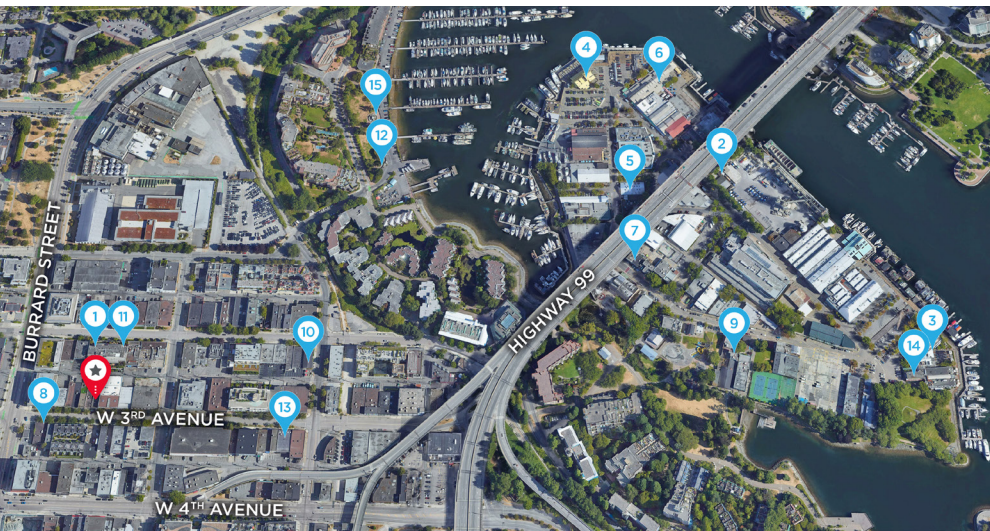
LOCATION

Located on West 3rd Avenue a half block east of Burrard Street. The location offers easy and convenient access to downtown, Kitsilano, Fairview, Olympic Village and Mount Pleasant via car, bike or transit. This is an ideal location within close proximity to an abundance of amenities including: coffee shops, restaurants, banks, fitness facilities within nearby Granville Island and West 4th Avenue.

NEARBY AMENITIES

- | | | |
|------------------------|--------------------------------|---------------------------|
| 1 Les Amis du Fromage | 6 Granville Island Market | 11 Patisserie Lebeau |
| 2 The Sandbar | 7 Granville Island Brewery | 12 Go Fish |
| 3 Dockside Restaurant | 8 TV Dinner & Cafe | 13 Brewing August |
| 4 Tap & Barrel Bridges | 9 False Creek Community Centre | 14 Granville Island Hotel |
| 5 The Keg | 10 Prado Café | 15 Mitch's Catch |

JOIN THE LIKES OF



BUILDING SPECIFICATIONS

BUILDING FEATURES

- Great curb appeal and modern design
- Ample window glazing with skylights providing natural light
- High ceilings
- Rear loading
- Office build out
- Exposed timber beams throughout the building

SALIENT DETAILS

CIVIC ADDRESS	1747 West 3 rd Avenue, Vancouver
LEGAL ADDRESS	LOT 30 BLOCK 228 DISTRICT PLAN 590 EXCEPT THE NORTH 2 FEET NOW LANE
PID	014-659-603
LOT AREA	2,950 sf
BUILDING AREA	2,500 sf (approx.)
PARKING	3 surface parking stalls at rear of the building
CURRENT ZONING	IC-1
NET RENT	\$36.00 psf
ADDITIONAL RENT	\$14.68 psf (2026)
PROPERTY TAXES	\$28,592.70 (2025)
LISTING PRICE	\$4,100,000

GRANVILLE / BURRARD SLOPES - AREA G (FGBG)

The Property falls within the Granville/Burrard Slopes – Area G of the Fairview neighbourhood under the recently ratified Broadway Plan. FGBG is identified as an industrial/employment area intended to enable increased height and density to support innovation and creative economy uses and incentivize the delivery of traditional light industrial functions (production, distribution and repair) in the Burrard Slopes Mixed Employment Area.

The FGBG designation permits industrial, office, retail/service, cultural, and institutional uses up to 10 storeys with a maximum density of 4.5 FSR. The policy restricts any new residential uses as identified by the Metro Vancouver land use designation for Mixed Employment lands.

USES	Industrial, office, retail/service, cultural and institutional
MAX HEIGHT	10 storeys
MAX DENSITY	4.5 FSR
ADDITIONAL POLICIES	• Choice of use for up to 2.5 FSR • For every ft² of industrial use provided, an additional ft² of office, service, retail, recreational or institutional use is permitted up to a maximum for 4.5 FSR overall • Restrict any new residential uses, in accordance with the Metro Vancouver land use designation for Mixed-Employment lands



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WALK SCORE
WALKER'S PARADISE
97

TRANSIT SCORE
EXCELLENT TRANSIT
84

BIKE SCORE
BIKEABLE
65

5 MINUTE
WALK TO FUTURE
BROADWAY STATION



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