

FOR SALE

247 EAST 1ST AVENUE

VANCOUVER, BC



**11,700 SF BUILDING
ON A 21,334 SF LOT**



PROPERTY HIGHLIGHTS

SALIENT DETAILS

Civic Address 247 East 1st Avenue, Vancouver, BC

Zoning I3 (Industrial)

Lot Size 21,215 SF

Building Size	Upper office:	3,900 SF
	Lower level storage & vaults:	3,900 SF
	Warehouse:	3,900 SF
	Total:	11,700 SF

Paved & Secured Yard 10,000 PSF

Property Taxes \$133,178.00 (2026)

Asking Price \$9,888,888.00

PROPERTY FEATURES



**TWO (2) OVERSIZED
SECURE DRIVE-IN
LOADING DOORS**



**18' CEILINGS IN
WAREHOUSE**



**FULLY FENCED
PROPERTY & SECURE
YARD AREA**

- HVAC
- Six (6) private offices
- Three (3) washrooms
- 3-phase electrical
- Large vault with 18' concrete walls

LOCATION

The subject property is located two blocks east of Main Street on East 1st Avenue between Terminal Avenue and Great Northern Way in the False Creek Flats industrial area of East Vancouver. The property is minutes from Downtown Vancouver and provides convenient access to all parts of Vancouver and the Lower Mainland. Located a short 5 minute walk to the Main Street - Science World SkyTrain Station and only steps away from the new Great Northern Way - Emily Carr SkyTrain Station now under construction.



LOCATION



FOR MORE INFORMATION, PLEASE CONTACT:

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