

For Sale

656 Evans Avenue

Vancouver, BC



**OPPORTUNITY TO PURCHASE A 2,845 SF
INDUSTRIAL UNIT IN THE FALSE CREEK FLATS AREA**

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**AVISON
YOUNG**



Property details

ADDRESS
656 Evans Avenue, Vancouver

LEGAL DESCRIPTION
Strata Lot 4 District Lot 2037 Group 1 New Westminster District Strata Plan BCS3429 PID: 027-913-198

| UNIT SIZE | |
|--------------|---|
| Main Floor | 1,637 sf |
| Second Floor | 1,208 sf (891 sf office + 317 sf storage) |
| Total | 2,845 sf |

ZONING
I-2 (General Industrial)

CURRENT IMPROVEMENTS
Currently improved with food production related equipment (ie. commercial grade coolers, freezers, ovens, venting, etc.) which can be included or removed

ASKING PRICE
\$1,985,000

PROPERTY TAXES
\$26,154.30 (2025)











STRATA FEES
\$700.95 per month (2026)

AVAILABILITY
Please contact Listing Agent

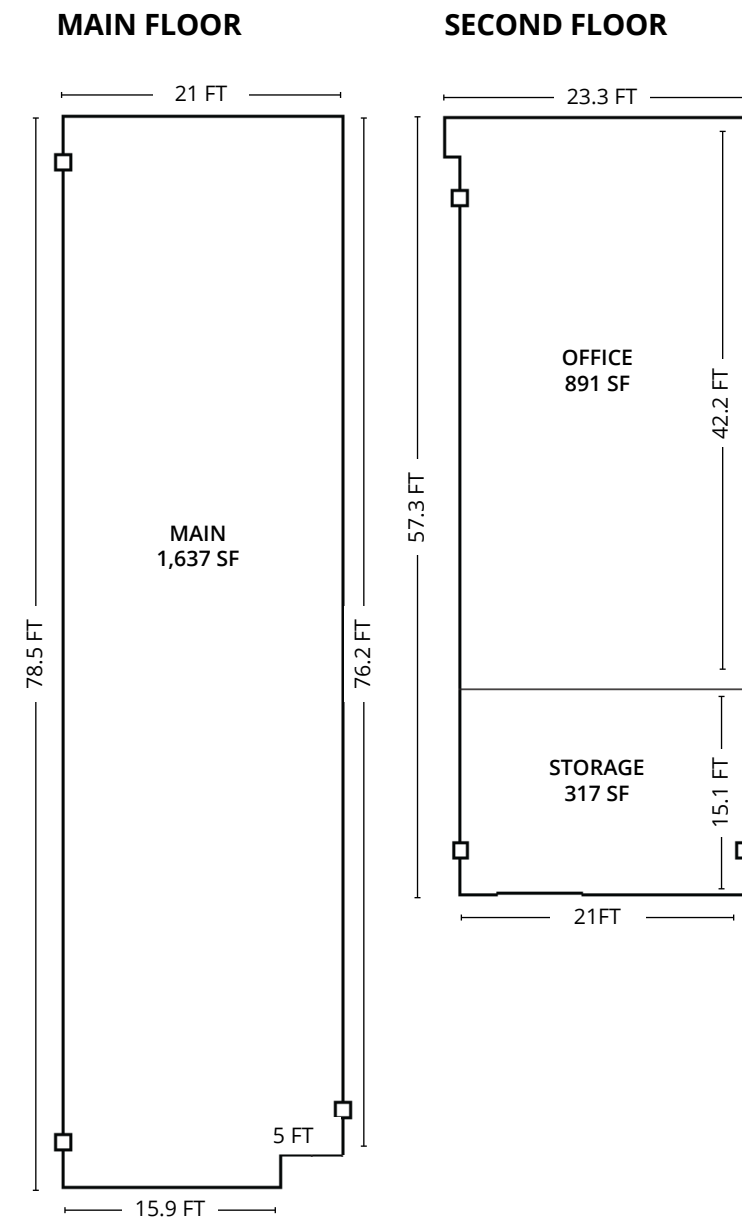
Opportunity

Avison Young is pleased to present the opportunity to purchase a 2,845 sf industrial unit in the False Creek Flats area. The property is located in the False Creek Flats area along Evans Avenue, between Thorton Street and Begg Street, and 1-block north of Terminal Avenue. The unit is currently improved with food production related improvements (ie. commercial grade coolers and freezers, oven, venting, etc.) which can be included in the sale or removed.

Highlights

-  Contemporary storefront and generous glazing
-  One (1) grade level loading door (8' x 8')
-  24' warehouse ceiling heights
-  HVAC throughout
-  ESFR sprinklers
-  3-phase power (225 amp, 600 volt)
-  Handicapped accessible washroom
-  Three (3) reserved parking stalls
-  Pylon signage along Evans Avenue
-  Ten minute walk to Main Street-Science World SkyTrain station

Strata plan





RESTAURANTS

- | | |
|------------------------|-----------------------------|
| 1. Vera's Burger Shack | 8. Earnest Ice Cream |
| 2. 49 Parallel Cafe | 9. Dairy Queen |
| 3. El Caminos | 10. Red Truck Beer |
| 4. Subway | 11. Browns Craffthouse |
| 5. JJ Bean Coffee | 12. Tacofino Ocho |
| 6. McDonald's | 13. Strange Fellows Brewery |
| 7. A&W Canada | |



Drive Times

08 minutes to
Highway 1

15 minutes to
Downtown Vancouver

15 minutes to
Knight Street Bridge

25 minutes to
Richmond

28 minutes to
YVR

For more information, or to book a tour, please contact:

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