

FOR SALE

333 West 7th Avenue

VANCOUVER, BC

6,061 Sq. Ft. Site Located in Mount Pleasant



PRICE REDUCED: PRICED \$1,784,000 BELOW ASSESSED VALUE

For more information contact:

Darren Starek

Senior Vice President
Industrial Properties Group
darren.starek@cbre.com
+1 604 662 5175

Allon Shapiro

Personal Real Estate Corporation
Senior Vice President & Managing Broker
CBRE Limited | Investment Properties
r.allon.shapiro@cbre.com
+1 604 662 5149

Angus Tone

Personal Real Estate Corporation
Vice President
CBRE Limited | Investment Properties
angus.tone@cbre.com
+1 604 662 5189

CBRE

PROPERTY DETAILS

CIVIC ADDRESS	333 West 7th Avenue, Vancouver
LEGAL DESCRIPTION	LOT 13, BLOCK 16, DISTRICT LOT 302, PLAN 5832
PID	011-066-351
LOT DIMENSIONS	49.56' x 122.3'
LOT SIZE	6,061.19 sq.ft.
ZONING	I-1
DENSITY	4.5 FSR
POTENTIAL BUILDABLE	27,275 sq.ft.
PROPERTY TAXES	\$30,207.20 (2024)
ASSESSED VALUE	\$5,584,000.00 (2025)

PROPERTY FEATURES

- + Located on 7th Avenue, a secondary artery through Mt. Pleasant connecting Cambie Street and Main Street
- + Vibrant Mt. Pleasant neighbourhood of Vancouver
- + Property is improved with older residential house
- + 1.5 blocks to Cambie Street
- + Exceptional transit options with two SkyTrain stations within easy walking distance
- + Stage II Environmental Site Investigation was completed by PGL Environmental which states, “no further work is recommended at this time”

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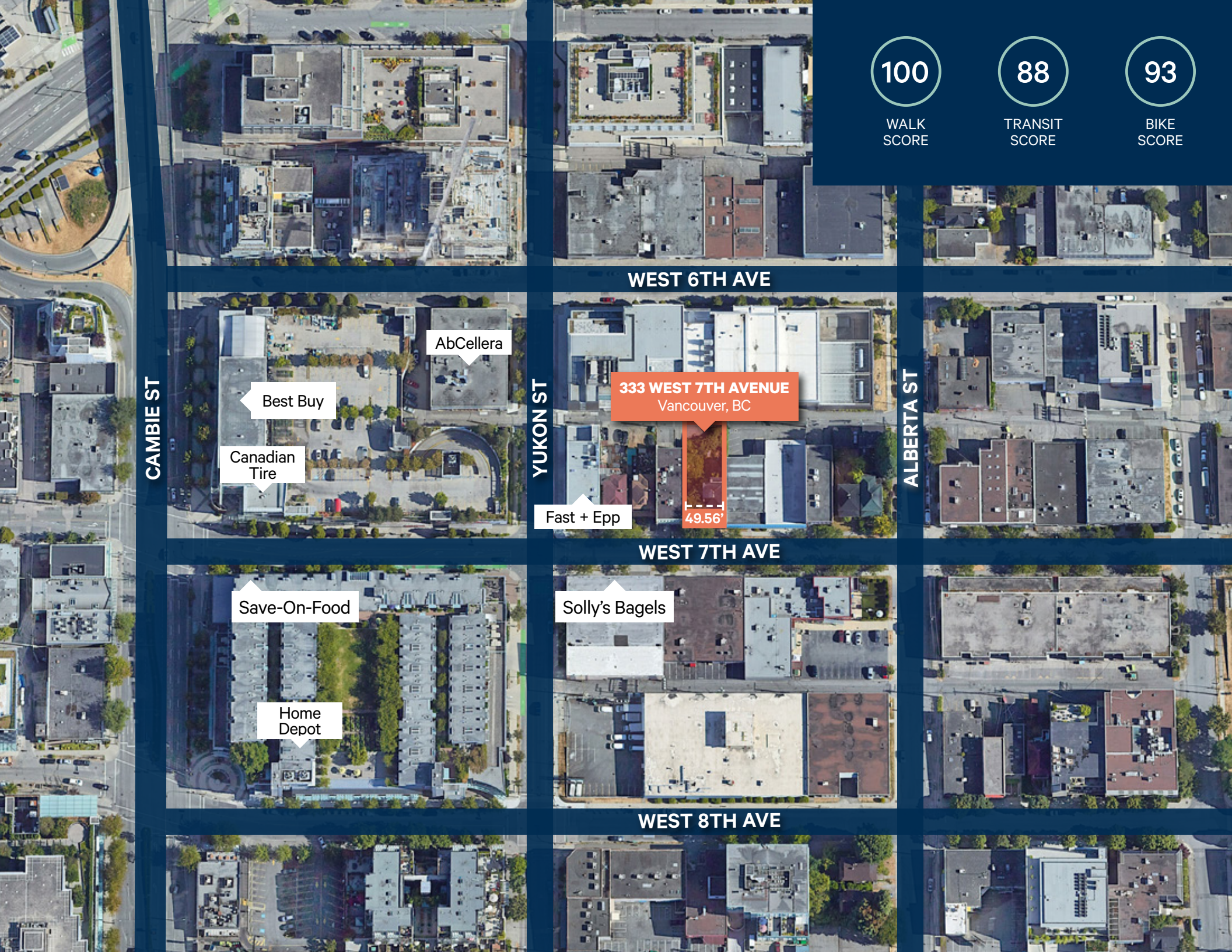
Location

333 West 7th Avenue is strategically located on the north side of West 7th in the vibrant Mount Pleasant neighbourhood. The location provides exceptional access to public transit with the Broadway-City Hall and Olympic Village SkyTrain stations within walking distance of the property. The location benefits from numerous amenities including restaurants, coffee shops, craft breweries and other retail services located along Cambie Street, Broadway, and Main Street. These factors have established Mount Pleasant as the premiere location in Vancouver for businesses to operate with many life sciences, technology, film production, and wholesale companies currently established in the area.

Reduced Price

~~\$5,700,000~~ \$3,800,000

The properties to the east of the Subject Property, 325 - 331 West 7th Avenue, are available for sale (listed with Avison Young), providing the potential for assembly.



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Contact Listing Agents
for further information.

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CBRE Limited
1021 West Hastings Street #2500 | Vancouver, BC
www.cbre.ca

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