

AVISON YOUNG

For Sale

62 West 8th Avenue

Vancouver, BC

Prime investment
or owner-user
opportunity with
stunning views, vendor
leaseback income, and
unbeatable SkyTrain
access in a secure
concrete building

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FOR SALE

62 West 8th Avenue
Vancouver, BC

Property details

ADDRESS
62 West 6th Avenue, Vancouver, BC

PID
015-548-597

YEAR BUILT
1998

BUILDING SIZE	
2nd Floor	4,131 sf
3rd Floor	4,027 sf (North Facing Deck)
4th Floor	3,683 sf
5th Floor	3,129 sf (South Facing Deck)
Total	14,970 sf

TOTAL SITE SIZE
5,049 sf

DIMENSIONS
Width 49.5 ft x Depth 102 ft

DOCK LOADING
1

PARKING STALLS
10 secure underground parking stalls
4 parking stalls at the rear of building

CURRENT ZONING
I-1 Light Industrial

BROADWAY PLAN DESIGNATION
Broadway Shoulder Area East - Area A (MBSA)

PERMITTED DENSITY
4.5 FSR (22,720.5 sf)

PROPERTY TAXES (2024)
\$136,068.00








TENANT MIX
Owner occupied
Can be delivered vacant or with medium to short term lease back

NOI
Please contact listing agents

PRICE
Please contact listing agents



Property highlights

-  Fantastic owner-user/investor/developer opportunity
-  Potential for immediate holding income with Vendor Leaseback
-  Located within a 10-minute walk away from the Broadway-City Hall SkyTrain Stations
-  Outstanding unobstructed views from top floors with outdoor decks
-  Secure underground parking and concrete construction
-  Equipped with a versatile freight/passenger elevator for easy access and transport
-  Radiant in-floor heating throughout for energy-efficient warmth

An exceptional opportunity to acquire a 14,970 sf, high-quality concrete building featuring stunning views, expansive outdoor decks, secure underground parking, and a prime location just half a block from Jonathan Rogers Park.

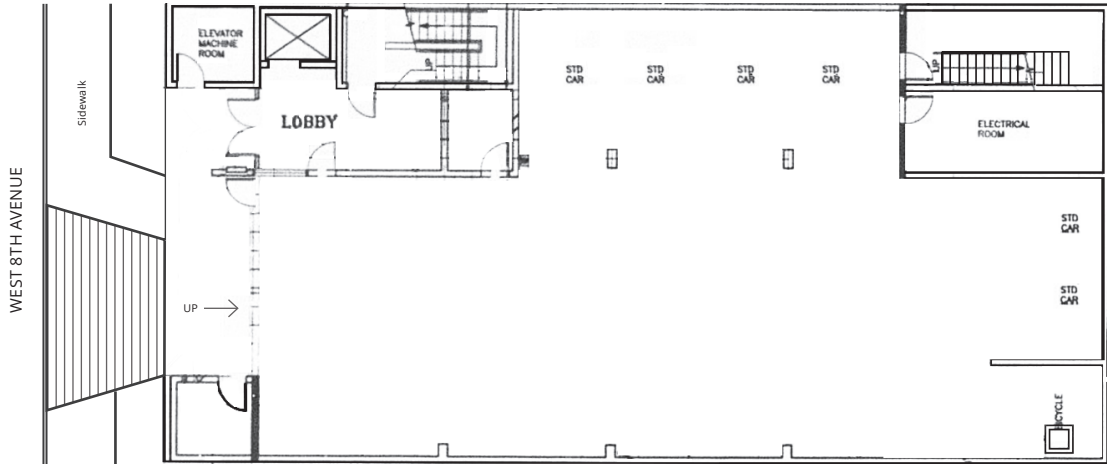


Floor plans

Main floor

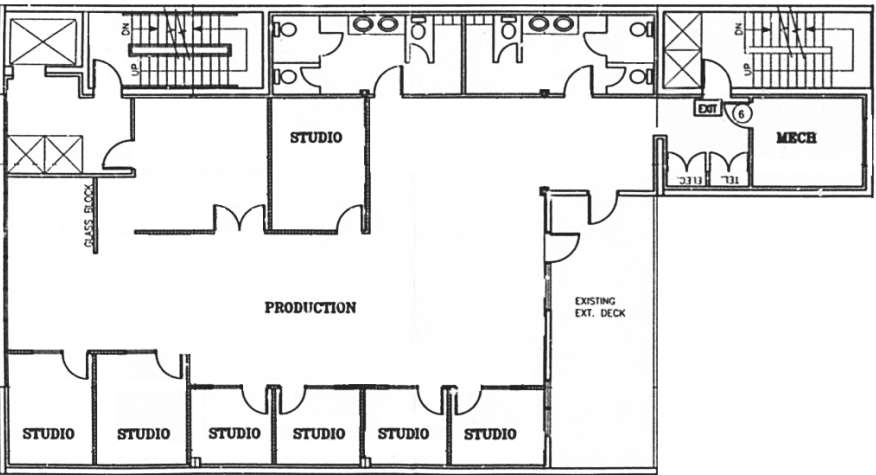
Parking

3 Flo charging stations for Electric Vehicles



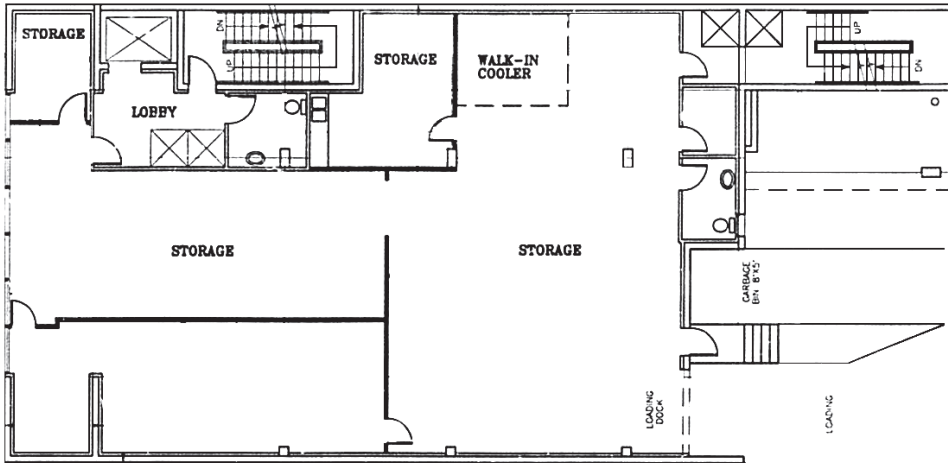
Fourth floor

3,683 sf



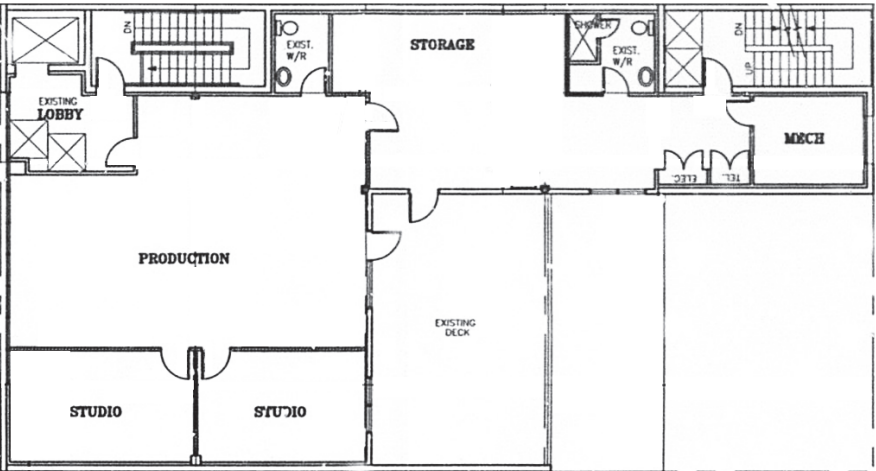
Second floor

4,131 sf



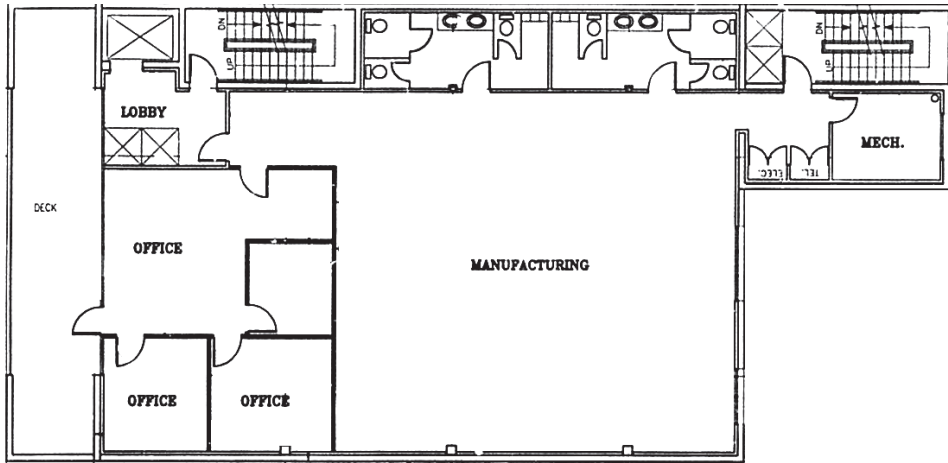
Fifth floor

3,129 sf
(South Facing Deck)



Third floor

4,027 sf
(North Facing Deck)



Robust technology infrastructure

- 14 Fibre Optic Drops to building DMARC, offering plenty of high speed internet bandwidth capacity
- Dedicated Communications / IT closet per floor
- 24/7 monitored security system

Building power specs

- 120/208V
- 3 Phase
- 4 Wire
- 600 Amps

Amenities

RESTAURANTS AND BARS

- 1. 33 Acres Brewing Company
- 2. Elysian Coffee
- 3. La Fabrique St-George Winery
- 4. Casa Molina
- 5. Mount Pleasant Vintage & Provisions
- 6. Tacofino Ocho
- 7. Purebread Bakery + Coffee
- 8. Nuba Cafe and Catering
- 9. Steamworks Mount Pleasant
- 10. Key Party
- 11. Best Burrito
- 12. Italia Bella Bar & Grill
- 13. Roastery Modus, Broadway
- 14. Milano Coffee Roasters
- 15. Forêt Noire Café
- 16. Fatburger West Broadway
- 17. La Taqueria Pinche Taco Shop
- 18. Small Victory Bakery

SHOPS AND SERVICES

- 1. Sport Chek
- 2. Fjällräven Vancouver -Broadway
- 3. The Bike Doctor
- 4. Murata
- 5. Bikes For All
- 6. Joti's NOFRILLS Vancouver
- 7. Max-Performance Sports & More
- 8. Canadian Tire
- 9. Save-On-Foods
- 10. The Home Depot

Location

Conveniently situated on the south side of West 8th Avenue, just east of Manitoba Street, the property boasts unobstructed views of the North Shore Mountains. Its central location offers quick and efficient access to Downtown Vancouver, Fairview, Kitsilano, and False Creek. Additionally, it is only a 10-minute walk to the Broadway-City Hall SkyTrain Station and a 20-minute drive to Vancouver International Airport.

 **96** BIKE SCORE

Biker's Paradise
Daily errands can be accomplished on a bike

 **84** TRANSIT SCORE

Excellent Transit
Transit is convenient for most trips

 **98** WALK SCORE

Walker's Paradise
Daily errands do not require a car





Contact for more information

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