



For Sale

1324 Franklin Street

Vancouver, BC

Freestanding Industrial Building Located in Vancouver's Vibrant Strathcona Neighbourhood

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CBRE

Property Details

Address:	1324 Franklin Street, Vancouver, BC	
Legal Description:	Lot 2, except the south 10 feet now lane, Block 6 of Block B, District Lot 182, Plan 186, PID: 015-644-090 Lot 3, except the south 10 feet now lane, Block 6 of Block B, District Lot 182, Land District 36, Plan 186, PID: 015-644-10	
Lot Size:	94.32' by 122 ' = 11,507.04 sq. ft.	
Building Area (Approx.):	Main Floor	11,160 sq. ft.
	2nd Floor	1,841 sq. ft.
	Total	13,001 sq. ft.
	Additional storage area of approx. 5,900 sq. ft.	
Zoning:	M-2 Industrial	
Community Plan:	Grandview-Woodland Cedar Cove - Portside Industrial	
FSR:	5.0	
Property Taxes:	\$65,393.90 (2025)	
Price:	Contact Listing Agents	



The Opportunity

CBRE Limited is pleased to present the opportunity to acquire a freestanding industrial building in Vancouver’s vibrant Strathcona neighbourhood. This well-maintained concrete warehouse is situated on an 11,507 sq. ft. lot and offers 13,001 sq. ft. of office and showroom space, complemented by an additional 5,900 sq. ft. (approx.) of storage. Key features include two grade-level loading doors, clear ceiling heights of up to 18’, and 2 double doors of the lane.

Strategically located within the Grandview-Woodland Community Plan (Cedar Cove – Portside Industrial) and benefiting from a generous Floor Space Ratio (FSR) of 5.0, this property presents an exceptional opportunity for owner-users seeking to relocate just minutes from downtown Vancouver and major transportation corridors.

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Property Features



Well maintained concrete
warehouse building



Ceiling heights 15' 10"
to 18'



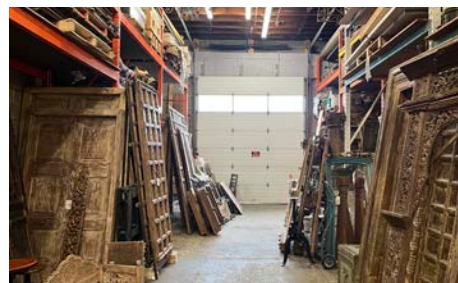
2 grade loading doors
off Franklin Street



2 double doors off
the lane



2nd floor area features
office and showroom



The Subject Property is strategically located in Vancouver's vibrant Strathcona neighbourhood, offering superior urban connectivity. Situated just north of the prominent intersection of Hastings Street and Clark Drive, the site provides efficient access to Downtown Vancouver and key traffic arteries connecting to Burnaby and North Vancouver. The location is further enhanced by robust transit services available along Hastings Street and Powell Street. This dynamic industrial and commercial hub is home to several notable businesses including Gourmet Warehouse, Superflux Beer Company, Container Brewing, Agro Roasting, and Liquids and Solids.



For Sale
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Walkscore



94
 Bike
 Score



77
 Walk
 Score

For more information contact:

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