



White Rock Beach



Waterfront Business Centre

Prospect Avenue

Prospect Lane

Johnston Road

Roper Avenue

White Rock Elementary School

For Sale | 1281 Johnston Road, White Rock BC

Income Producing Freestanding Building in **White Rock**

7,003 SF three-storey building on a 7,963 SF corner lot

- Multi-tenanted with strong income in place at \$342,855 per annum (2026)
- Extensively renovated in recent years
- Abundant on-site parking complimented by free curbside parking along Johnston Road
- In-place redevelopment potential as the White Rock OCP allows for a multi-storey mixed-use building

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Property Highlights



Leased to a quality medical and professional service tenant mix



Exceptional location within walking distance of all lifestyle amenities



White Rock has experienced a +/- 10% population growth in recent years spurred by recent high-density developments throughout the area



+/- 64 feet of frontage on Johnston Road



Opportunity

Colliers is pleased to present the opportunity to acquire 1281 Johnston Road, White Rock, BC (the "Property"). This multi-tenanted, three-storey commercial building offers 7,003 SF of commercial space and is situated on a 0.18 acre (7,963 SF) lot with direct exposure to Johnston Road and Prospect Lane. The Property has been fully renovated and features a third floor patio with unobstructed panoramic ocean views.

Location

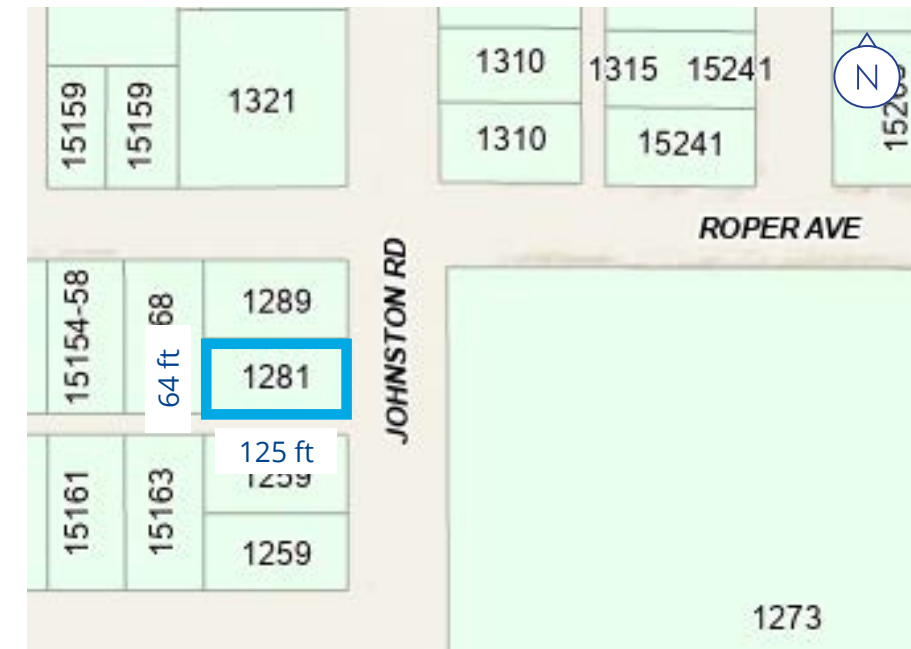
The Property is ideally located in the heart of White Rock, BC, offering excellent visibility in a desirable area. Positioned immediately fronting Johnston Road, the Property is nearby to a wide range of amenities, including restaurants, cafes, boutique shops and essential services, all within walking distance. Additionally, the Property is walking distance to the White Rock Pier and White Rock Beach.

Salient Details

Civic Addresses	1281 Johnston Road, White Rock	
PID	005-592-836	
Lot Size	7,963 SF	
Building Area	Main Floor:	2,539 SF
	Second Floor:	2,539 SF
	Third Floor:	1,925 SF
	Total:	7,003 SF
Current Improvements	Renovated three (3) storey freestanding commercial building built in circa 1976	
Current Zoning	CR-2 - Lower Town Centre Area Commercial/Residential Zone	
Parking	14 on-site parking stalls and an abundant amount of free parking along Johnston Road.	
Annual Taxes	\$27,768.02 (2025)	
NOI (2026)	\$342,855 (2026)	

Listing Price: \$7,250,000

Site Map



Travel Distances

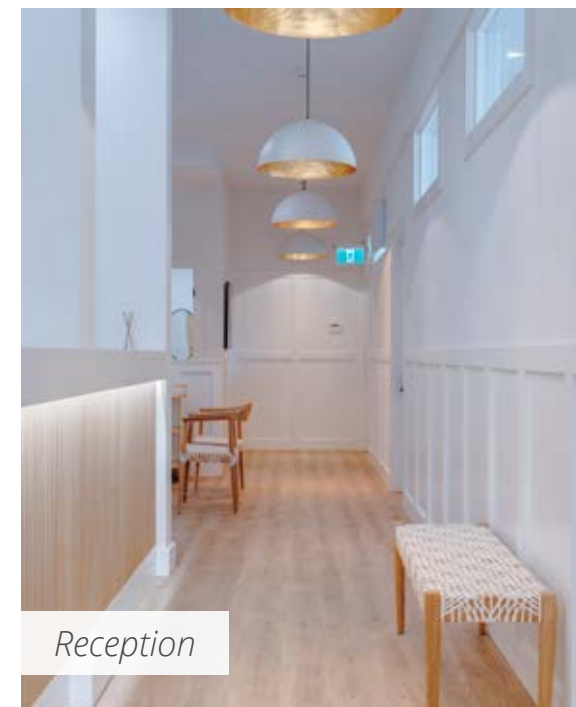
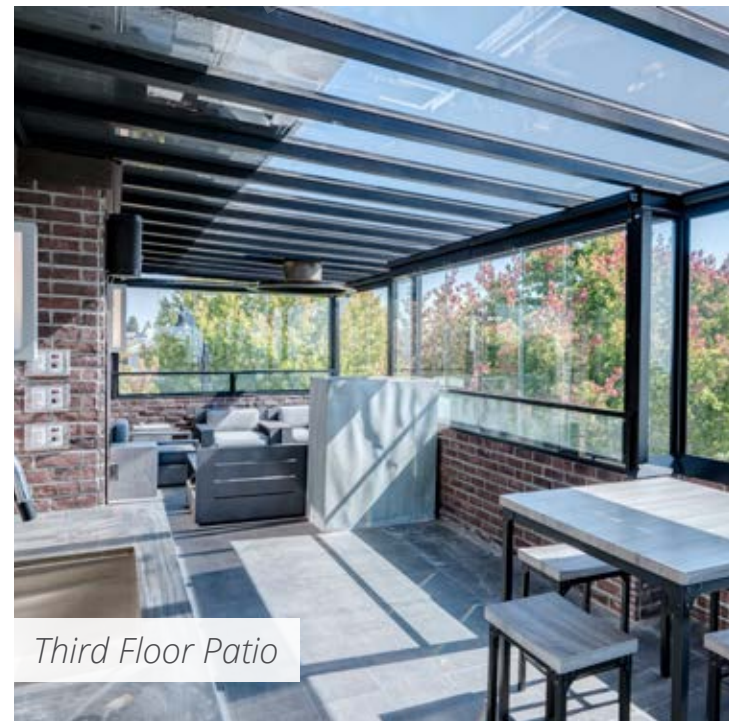
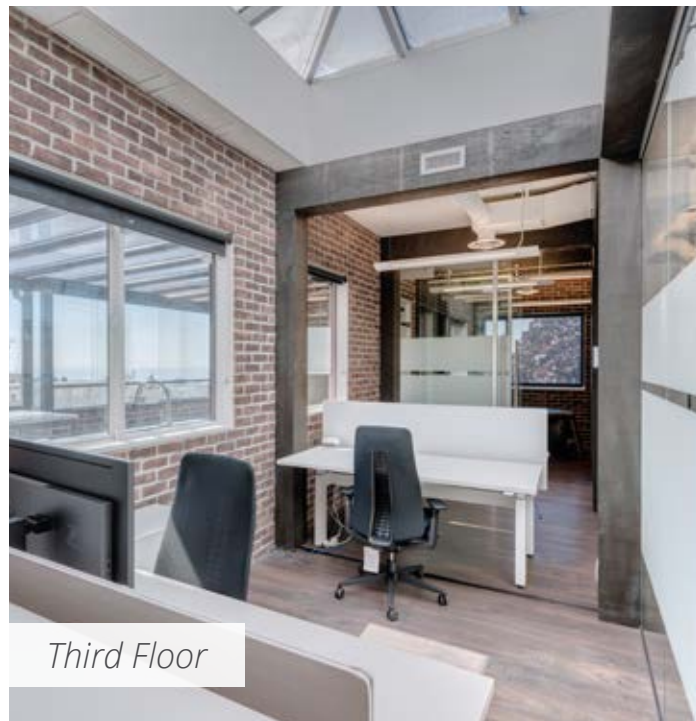
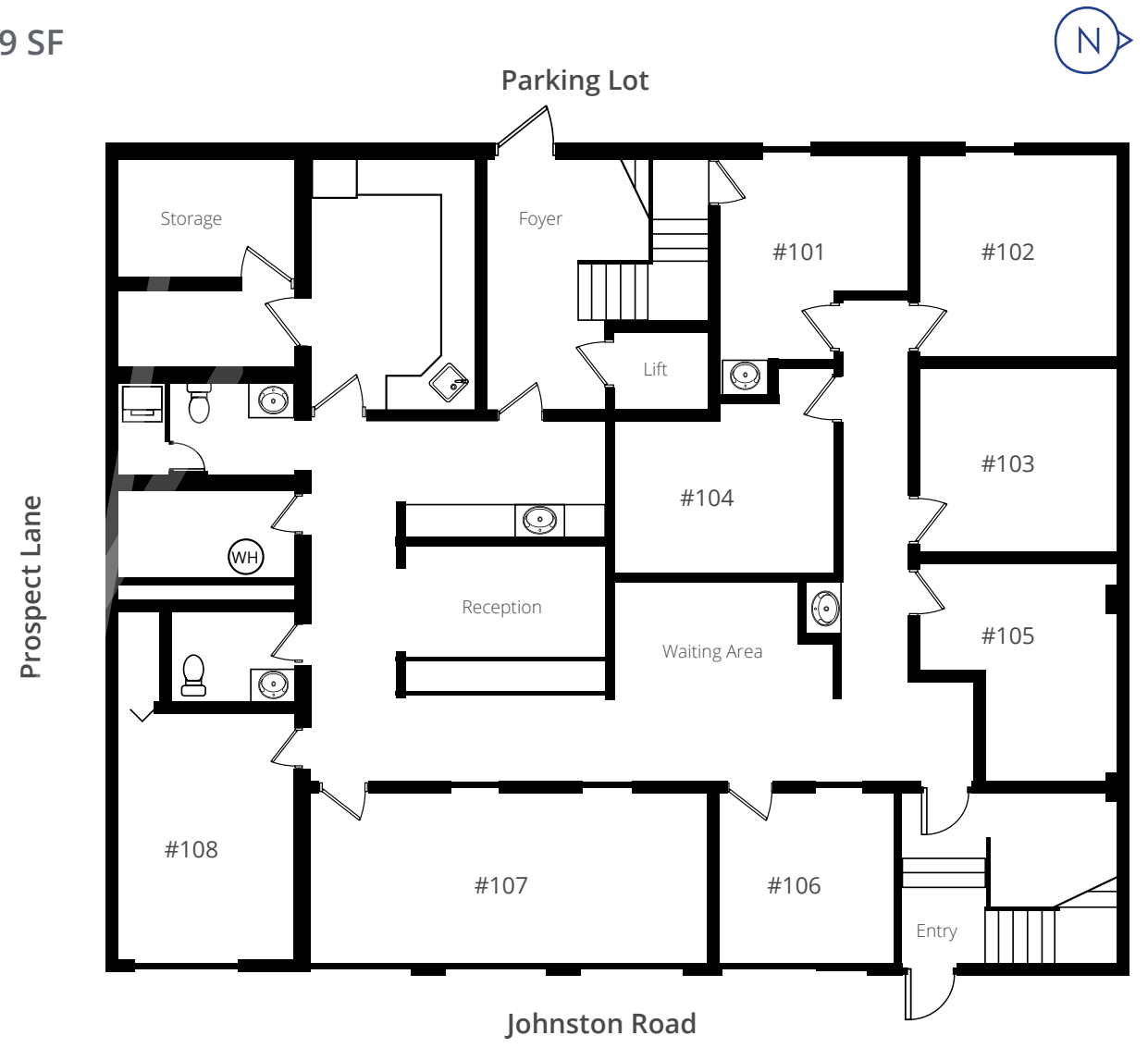
White Rock Pier	4 mins
Peace Arch Hospital	3 mins
Peace Arch Border Crossing	8 mins
Pacific Highway Border Crossing	16 mins
Crescent Beach	14 mins
Vancouver International Airport	35 mins





Main Floor - Floor Plan

2,539 SF



Second Floor - Floor Plan

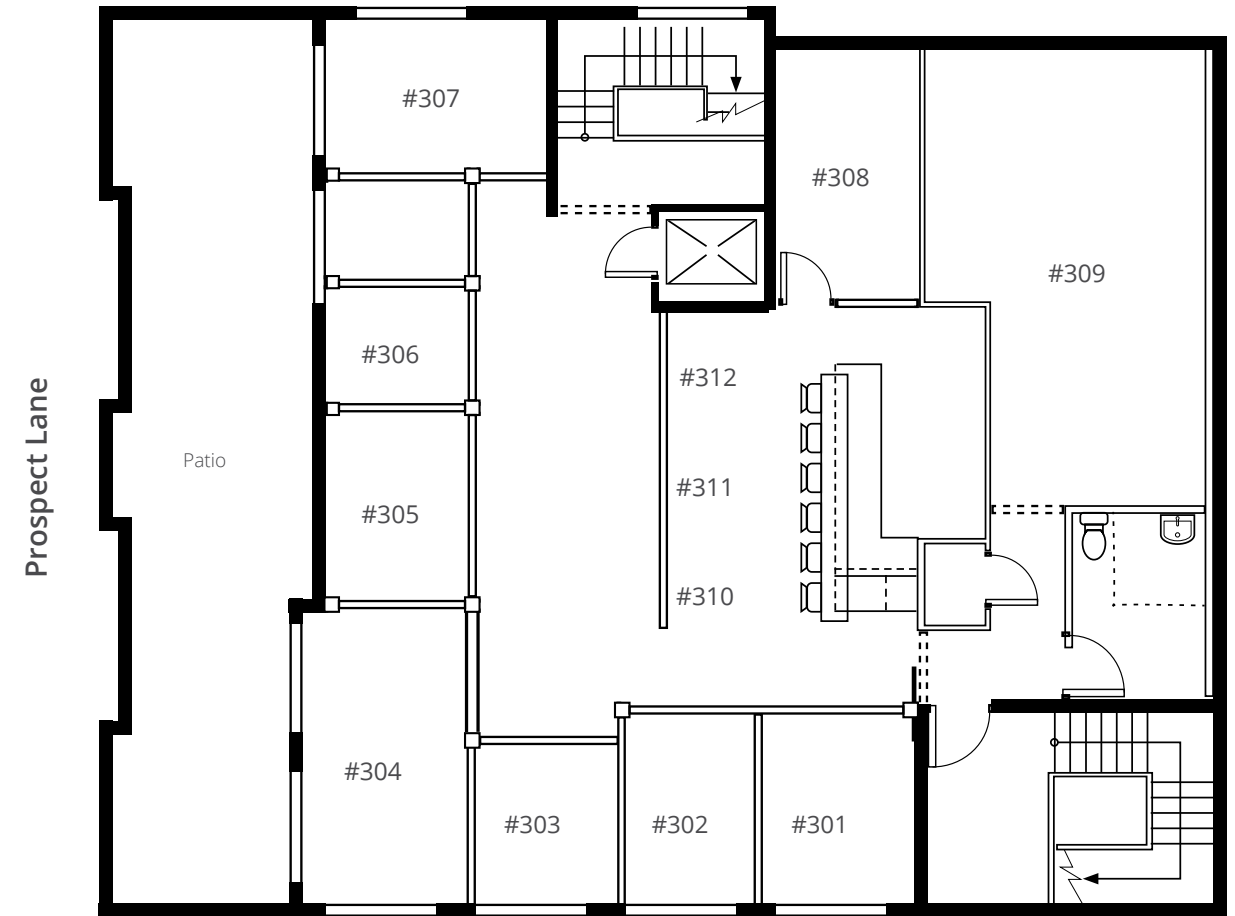
2,539 SF



Johnston Road

Third Floor - Floor Plan

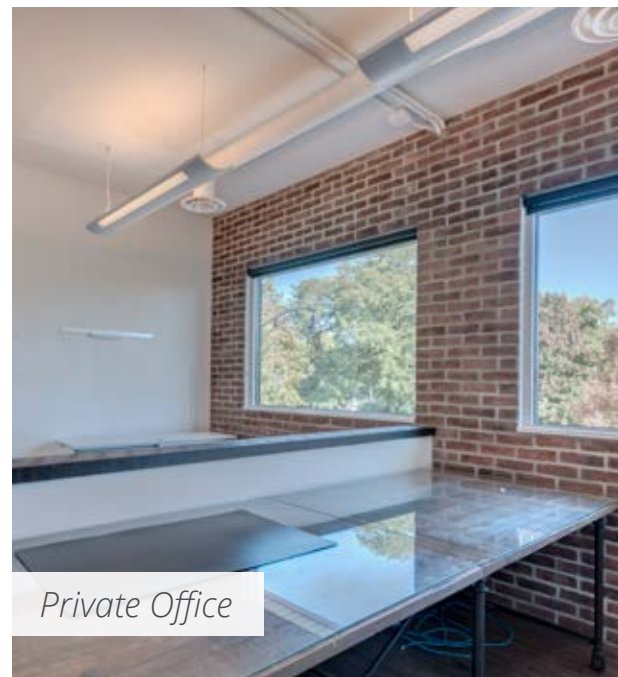
1,925 SF



Johnston Road



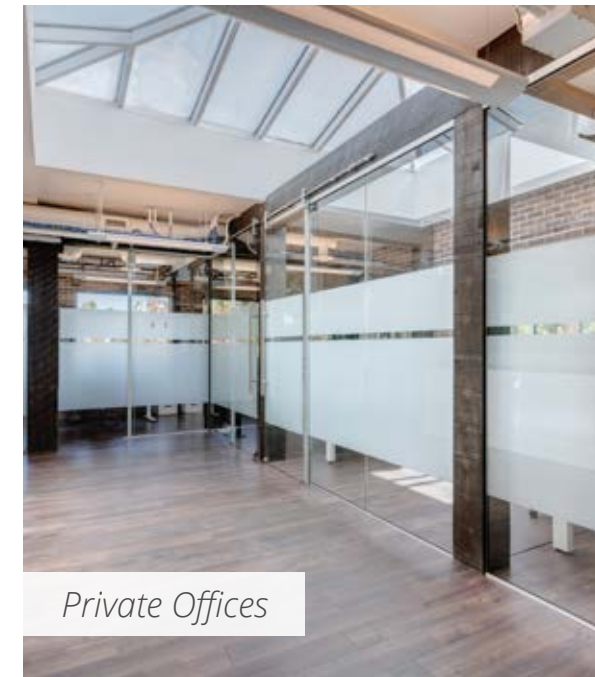
Private Office



Private Office



Patio



Private Offices



Freight Elevator



Offering Process

Prospective purchasers are invited to submit offers to purchase the Property for consideration by the Vendor. Once a Confidentiality Agreement (CA) has been signed, access to the Data Room will be provided where further detailed information on the offering will be available. Offers should be presented in the form of offer preferred by the Vendor, a copy of which is available through the listing agents, upon request. The data room documents will include:

- OCP & Zoning Documents
- Tenancy Package & Leases
- Environmental Report

Please contact listing agents for further information and to learn more about the offering process.

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