

FOR SALE

8188 Manitoba Street Unit 308

Vancouver, BC

Premium Industrial / Office Strata Opportunity



Razi Mohamed

Personal Real Estate Corporation

778.879.9407

Razi.Mohamed@macdonaldcommercial.com

Macdonald Commercial Real Estate Services Ltd.

Macdonald
COMMERCIAL

— member of —
CORFAC
INTERNATIONAL

Unit 308

8188 Manitoba Street

PROPERTY DETAILS

ADDRESS

8188 Manitoba Street, Unit 308, Vancouver, BC

ZONING

I-2 (Industrial)

SIZE

1,890 SF

PROPERTY TAXES (2025)

\$10,143

STRATA FEES

\$548/month

AVAILABILITY

Immediate

ASKING PRICE

\$1,495,000



UNIT HIGHLIGHTS

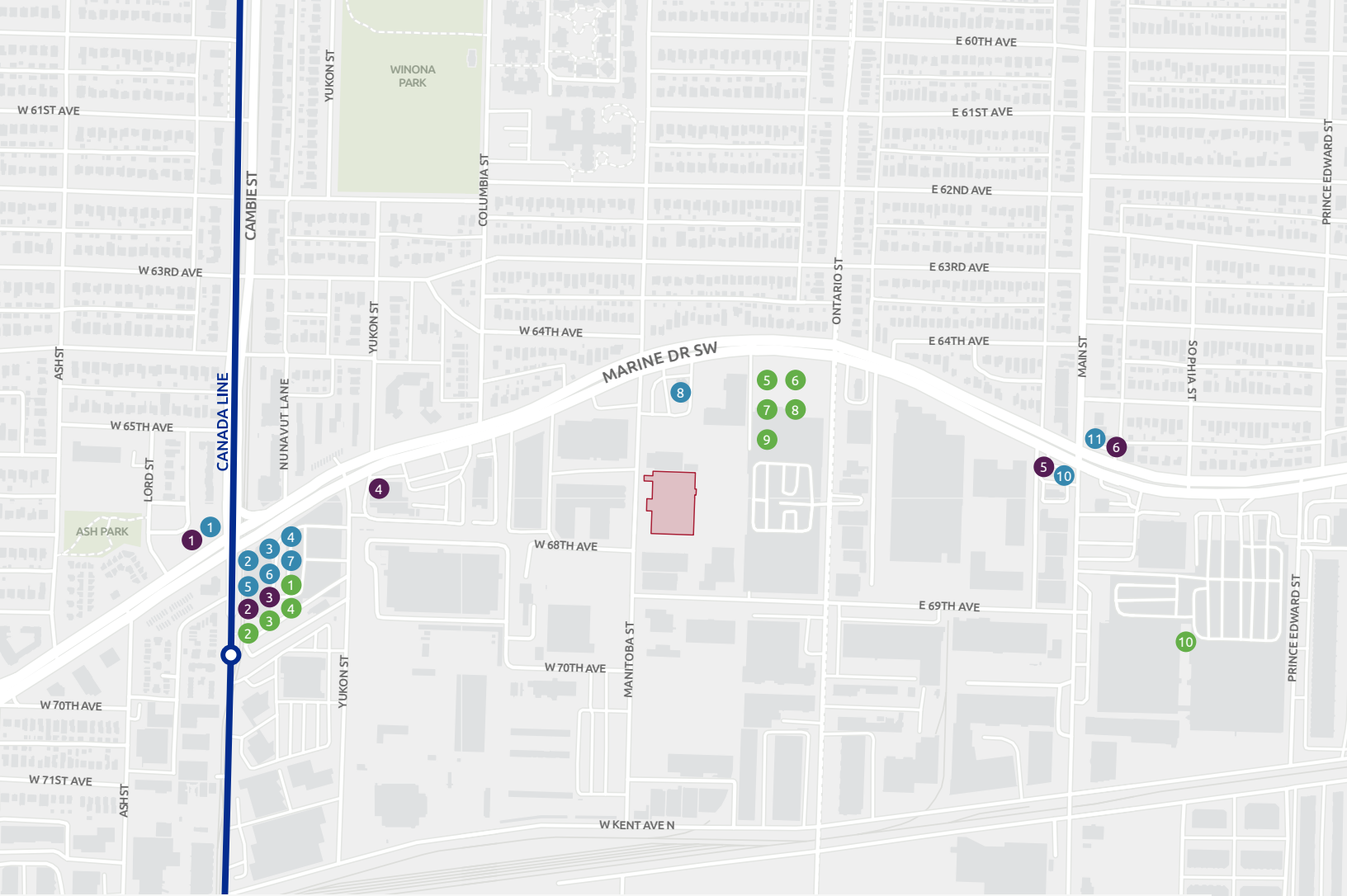
- Corner unit location
- Northern exposure with excellent natural light
- Flexible industrial and office layout
- Ideal for owner-users and investors
- Modern construction and efficient floor plan

BUILDING FEATURES

- Engineered floors with enhanced loading capacity
- Centralized loading corridors
- Large roll-up bay doors
- Freight elevator access
- High-speed fibre connectivity
- Ample parking

EXCEPTIONAL AMENITIES

- Rooftop patio with panoramic views
- Fitness centre
- Meeting and collaboration spaces
- End-of-trip facilities
- Professionally managed strata development



NEARBY AMENITIES

● RESTAURANTS & CAFES

1. Panago Pizza
2. Fresh Slice Pizza
3. Neptune Palace
4. Kinton Ramen
5. A&W
6. Starbucks
7. Subway
8. McDonald's
9. Wendy's
10. Triple O's
11. Hi Five Chicken

● SERVICES

1. Scotiabank
2. BMO Bank of Montreal
3. Cineplex VIP Cinemas
4. Kia Vancouver
5. Chevron
6. Marks Marine Pharmacy

● RETAIL

1. Shoppers Drug Mart
2. Winners
3. Sleep Country
4. T&T Supermarket
5. Best Buy
6. Sport Check
7. Marshalls
8. Mark's
9. Canadian Tire
10. Real Canadian Superstore

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1827 W 5th Ave, Vancouver BC V6J 1P5

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