

FOR SALE

8242 Ontario Street

Vancouver, BC

Rare opportunity to purchase an 8,886 sf freestanding industrial building in South Vancouver.



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**AVISON
YOUNG**

Rare opportunity to purchase an 8,886 sf freestanding industrial building



Location

8242 Ontario Street offers a prime South Vancouver location within walking distance of Marine Gateway, a vibrant transit-oriented hub with a wide array of retail, dining, and entertainment amenities. The area is experiencing significant commercial and residential growth, with further retail expansion planned—presenting a great opportunity to be part of its ongoing transformation.

The property provides efficient access to the Knight Street Bridge, Vancouver International Airport, and Downtown Vancouver. This highly desirable location allows industrial users to remain within the City of Vancouver while benefiting from excellent connectivity to major transportation routes and nearby amenities.



Property details

BUILDING SIZE

8,886 sf

LOT SIZE

100 ft x 131 ft (13,100 sf)

YEAR BUILT

1965

PID

010-253-386

LEGAL DESCRIPTION

Lot 9, Block 1, District Lot 322, Land District 36, Plan VAP 8102

ZONING

I-2 Industrial
3.0 FSR allows for multi-level redevelopment

PROPERTY TAXES

\$55,448.60 (2025)

POSSESSION

Immediate

ASKING PRICE

\$5,695,000.00

Key features



Concrete block construction



Grade-level loading off laneway



9' - 14' ceiling heights



Single phase electrical service



Eight (8) parking stalls at rear & two (2) parking stalls at front

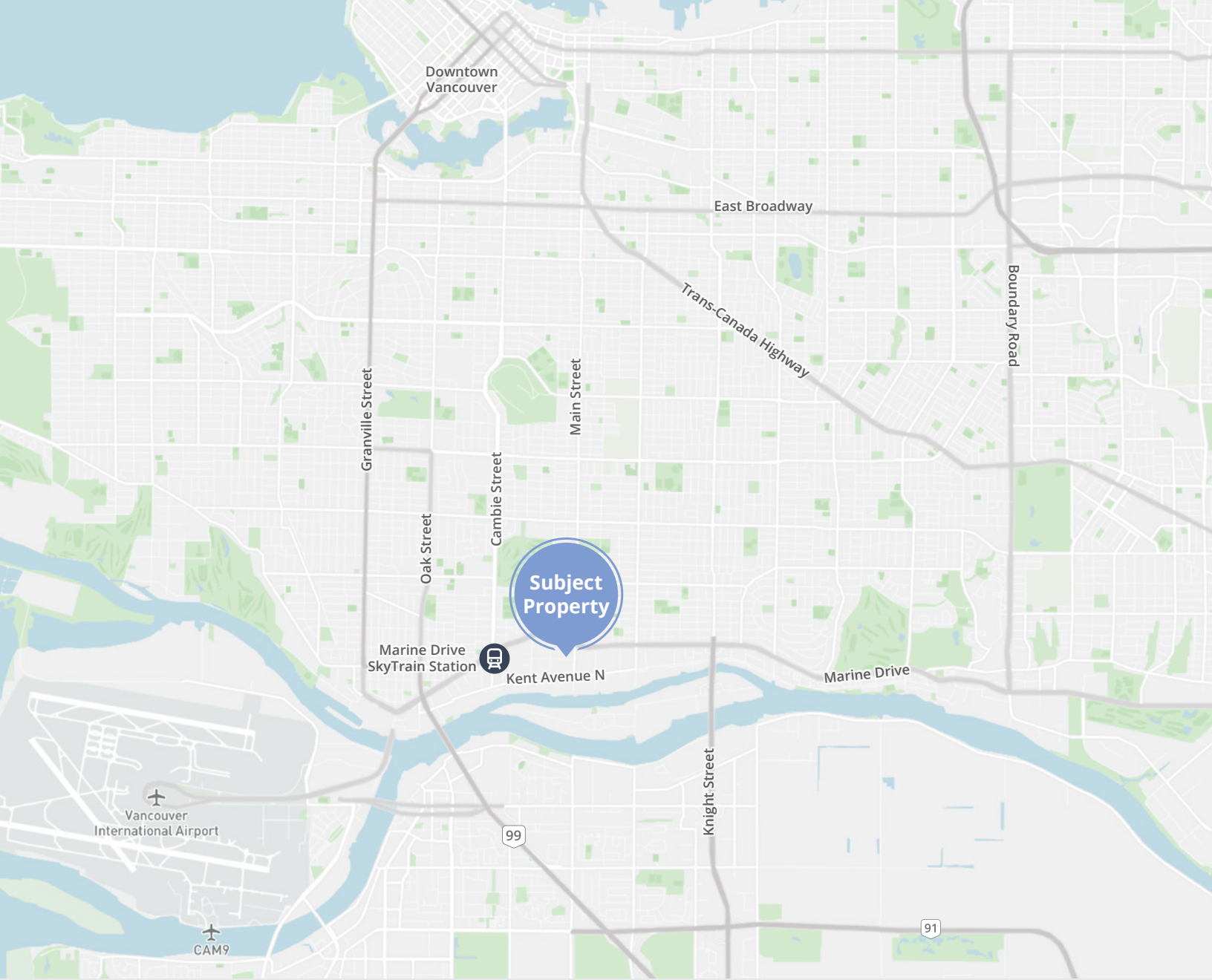


Environmental report available upon request



Well-positioned in a quality industrial area with a variety of prominent businesses nearby





Drive Times

04 minutes to Highway 99

05 minutes to Knight Street

08 minutes to Highway 91

10 minutes to Vancouver International Airport

20 minutes to Downtown Vancouver

25 minutes to Highway 1

Contact for more information

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