

# FOR SALE

**CBRE**

CORNER OFFICE STRATA UNIT IN THE  
HEART OF MOUNT PLEASANT

UNIT 220

**2238 YUKON ST**

VANCOUVER, BC



## CONTACT

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# THE YUKON

The Property is perfectly positioned at Yukon Street and West 6th Avenue, in the heart of Mount Pleasant — one of Vancouver’s most vibrant, amenity-rich districts. Surrounded by diverse industries and exceptional dining options, The Yukon sits just minutes from major transit, including the Broadway-City Hall and Olympic Village Canada Line stations, and the future Broadway Subway station.



THE YUKON FEATURES MODERN DESIGN AND SLEEK ARCHITECTURE

FOUR-STOREY BUILDING WITH EXCEPTIONAL NATURAL LIGHT

NEARBY AMENITIES INCLUDE:

- + Save On Foods
- + Whole Foods
- + Home Depot
- + Best Buy
- + Canadian Tire
- + Altea Active West 6
- + Anytime Fitness
- + Small Victory Cafe
- + Cafe Artigiano
- + Chupito

# UNIT 220

In like-new condition, featuring high-quality construction, expansive glazing, abundant natural light, and stunning park and mountain views. Zoned I-1 and approved for office use, the unit features five secured underground parking stalls with premium end-of-trip facilities and bike storage in the building.



## Civic Address

220 - 2238 Yukon Street, Vancouver, BC  
PID 031-295-495  
Strata Lot 4



## Gross Taxes

\$23,693.70



## Strata Fees

\$1,184.39 (2025)



## Tenancy

Leased until January 31, 2027



## Parking

5 secured underground stalls



## Bike Storage

Secured, shared bike room with individual, lockable bike lockers



## Common lobby

Over-height ceilings and mail area



## Available Area

1,986 SF



## Price

\$2,799,000



## Zoning

I-1 Industrial  
(Unit approved for Office use)



## End-of-trip facilities

Two segregated change rooms with showers and lockers.

WEST 6<sup>TH</sup> AVENUE

## FLOOR PLAN



NOT TO SCALE

## OFFICE STRATA UNIT | FOR SALE

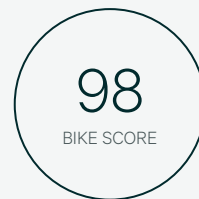
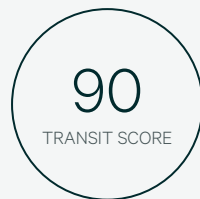
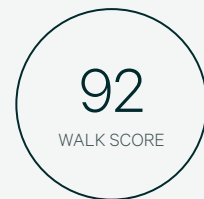
STRATA LOT 4  
1,986 SF



# VIBRANT MT. PLEASANT NEIGHBOURHOOD

The property is located in Vancouver's emerging Mt. Pleasant neighbourhood, a vibrant commercial, office, light manufacturing, dining and entertainment hub on the corner of West 6th and Yukon Street, just east of Cambie Street and within easy walking distance to two SkyTrain Stations. The convenient location provides excellent access to Downtown Vancouver and all major transport arterial routes to Greater Vancouver.

There are numerous amenities in the area such as shopping and financial services along Cambie Street and restaurants including Big Rock Brewery, Terra Breads, The Flying Pig, Solly's Bagels and La Taqueria to name a few.



SOURCE: WALKSCORE.COM



- Restaurants
- Grocery
- Banks
- Shops

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