



FOR SALE | #316 - 8188 Manitoba Street, Vancouver, BC

1,255 SF FLEX INDUSTRIAL UNIT AT MARINE LANDING IN SOUTH VANCOUVER

Highlights

- ▶ 1 loading door
- ▶ 13 ft ceilings
- ▶ I-2 zoning allowing a variety of uses
- ▶ Available immediately
- ▶ Built 2024

Keaton Manjos

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NAI Commercial

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Salient Details

Legal Description

Strata Lot 37, Plan EPS11021,
District Lot 322, Group 1, New
Westminster Land District,
Together With An Interest In The
Common Property In Proportion
To The Unit Entitlement Of The
Strata Lot As Shown On Form V
PID: 032-384-076

Unit Size

1,255 SF

Zoning

I-2

Occupancy

Immediate

Ceiling Height

Approx. 13 ft

Year Built

2024

Price

\$819,900 (\$653/SF)



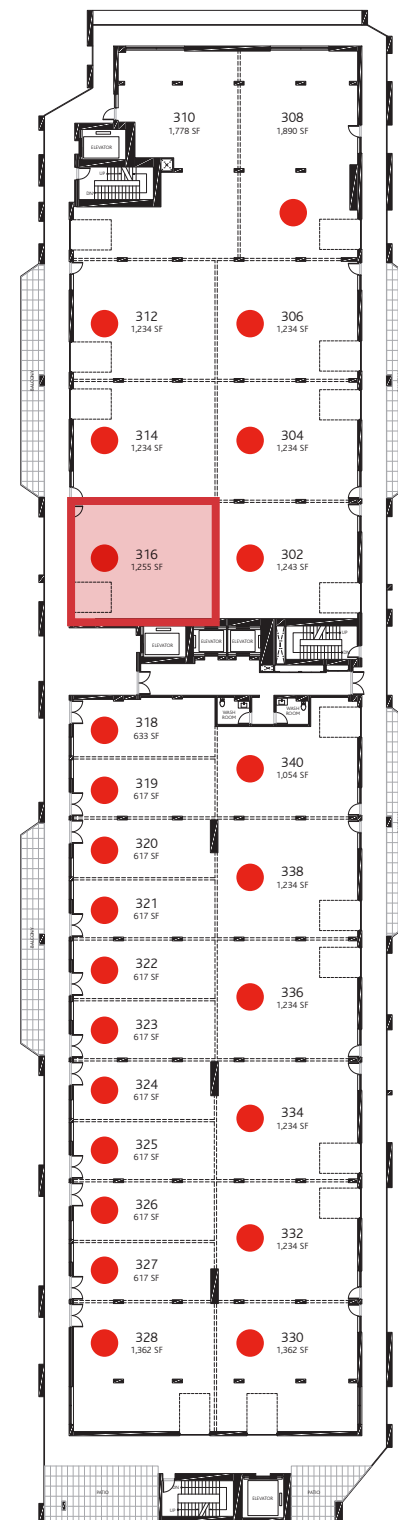
Marine Landing #316 - 8188 Manitoba Street Vancouver, BC

Opportunity

To purchase a flex industrial unit at Marine Landing located just off Marine Drive in South Vancouver, offering quick access to major routes like the Oak and Knight Street bridges and connecting easily to Richmond, YVR, and downtown. The property is close to transit and the Canada Line SkyTrain.

Features

- ▶ 13' ceiling height
- ▶ Shared loading access points for upper floors
- ▶ 6' – 8' wide corridors on upper levels
- ▶ Extra wide elevators and oversized/regular parking stalls
- ▶ Shared change rooms complete with private showers, custom lockers, and large changing area
- ▶ Shared state-of-the-art fitness centre and gym, end-of-trip bicycle facility with wash-down station, and secure underground storage
- ▶ Shared outdoor rooftop patio with BBQ area, large dog run, and attractive landscaping with outdoor seating





LANGARA GOLF COURSE

DOWNTOWN VANCOUVER
25-MIN DRIVE

CAMBIE ST



MARINE DRIVE

SW MARINE DR

Marine Landing

**BEST BUY /
MARSHALLS**

CANADIAN TIRE

RICHMOND
20-MIN DRIVE

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