

1375 Adanac Street

Vancouver, BC

Opportunity to acquire a 6,500 SF industrial building located in the heart of East Vancouver area and blocks away from the new home of St. Paul's hospital facility.



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Opportunity

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CBRE Limited is pleased to present the opportunity to acquire a 6,500 SF industrial building located in the heart of the East Vancouver area and blocks away from the new home of St. Paul's hospital facility.

The Property is within walking distance of Woodland Park and Strathcona Park - featuring walking paths, a climbing wall, and a variety of sports courts for public enjoyment.

Transit is accessible via Venables Street, Hastings Street and a major bus route on Clark Drive, just 1/2 block to the West, connects to the VCC-Clark Skytrain Station. The Property fronts onto the Adanac/Union Street Bikeway, running East/West from Downtown Vancouver's many high-density residential areas.

Price
\$4,850,000







Building Size
6,500 SF



Property Summary

Legal Description	Lot B, Block 18, Plan VAP7868, District Lot 182, Group 1, New Westminster Land District of Lots 8, 9 & 28, of BLK B, PID 010-391-410
Lot Size	62.98' X 121.98' = 7,682.30 SF
Zoning	I-2 Industrial
Property Taxes	\$43,247.60 (2022)
Parking	6 Parking stalls - 2 covered, 4 surface
Tenant	Swiss Bakery
Lease Expiry & Income	Contact Listing Agents

Property Details

-  **Concrete Block** Construction
-  **10' - 16'** Ceilings
-  **Grade & Dock** Loading Doors
-  **Two-piece** Washrooms
-  Ample **Natural Light**
-  Private **Offices**



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