

**FOR SALE**

# 8188 Manitoba Street, Vancouver, BC

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PREMIUM STRATA INDUSTRIAL SPACE IN SOUTH VANCOUVER



**Amber Wang**

PERSONAL REAL ESTATE CORPORATION

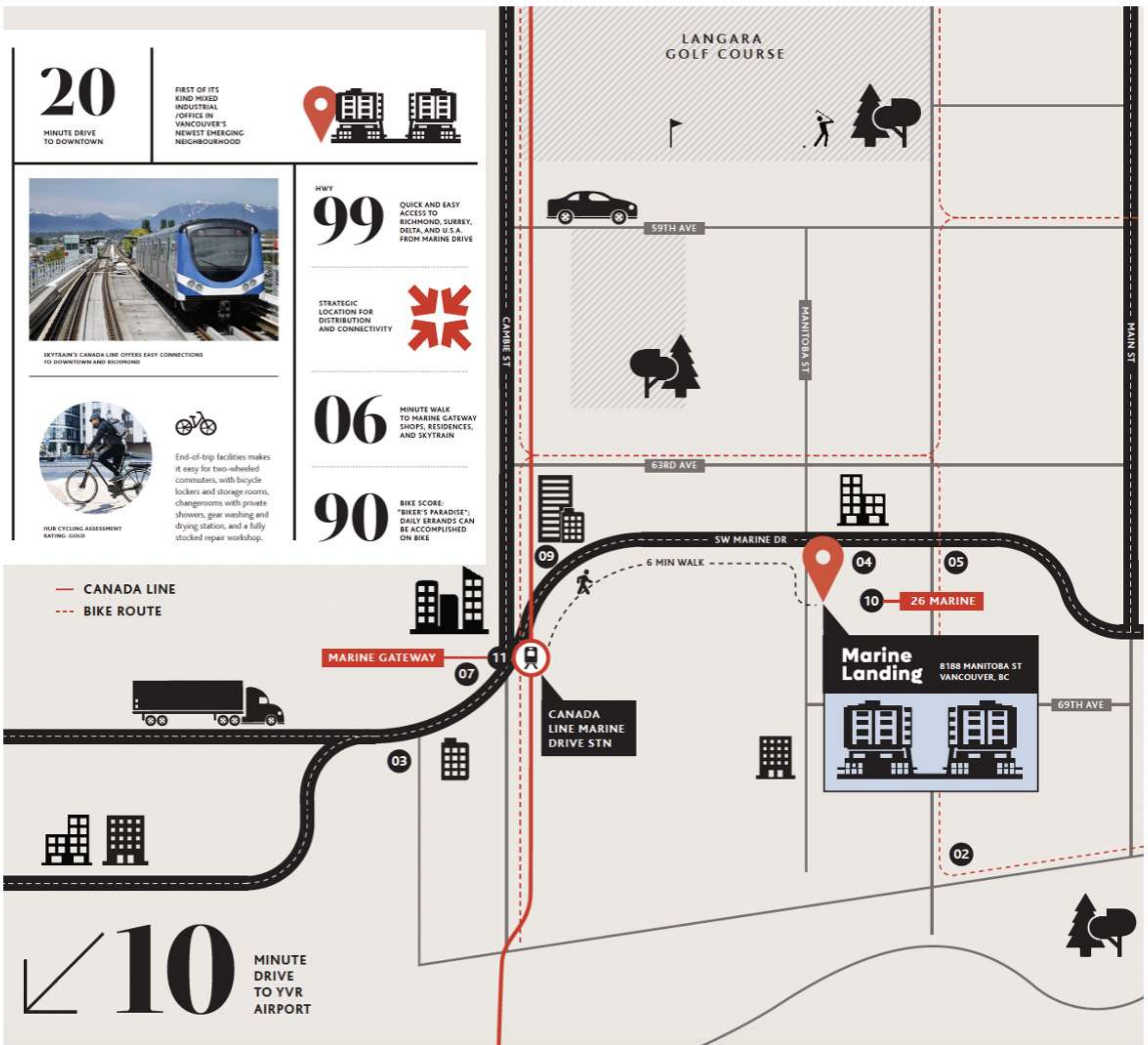
604.723.1071

**rennie**

# the opportunity

The development consists of two (2) new six-storey mixed-use buildings totaling approximately 340,000 SF of industrial and office space located in the South Vancouver area. Featuring easy access to the Marine Drive Canada Line Station, Marine Landing is also easily accessed by bike and vehicle traffic. Owners will be able to leverage a central location and savvy industrial design to shape and control their vision for growth.

## LOCATION OVERVIEW



# property highlights

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## **BUILDING FEATURES**

- Three freight and two passenger elevators
- Ceiling Heights (Clear to Underside of Slab):
  - Level 1: 21 feet
  - Level 2: 16 feet
  - Levels 3-4: 13 feet
- Large roll-up bay doors for larger industrial users on levels 1-4
- 9' clear ceilings on parking level to allow for sprinter van access and loading
- Building amenities: Communal social lounge and kitchen, communal social balconies, full service gym, bookable common meeting room, common rooftop lounge with BBQ, harvest table, lounge, artificial turf, and dog play/run zone

## **ZONING**

I-2

## **STRATA FEES**

Unit 204: \$715.59/month

Unit 332: \$348.39/month

Unit 419: \$182.91/month

## **PROPERTY TAXES(2025)**

Unit 204: \$16,990.80

Unit 332: \$7,326.34

Unit 419: \$4,107.42

## **PARKING**

Underground Parking Available

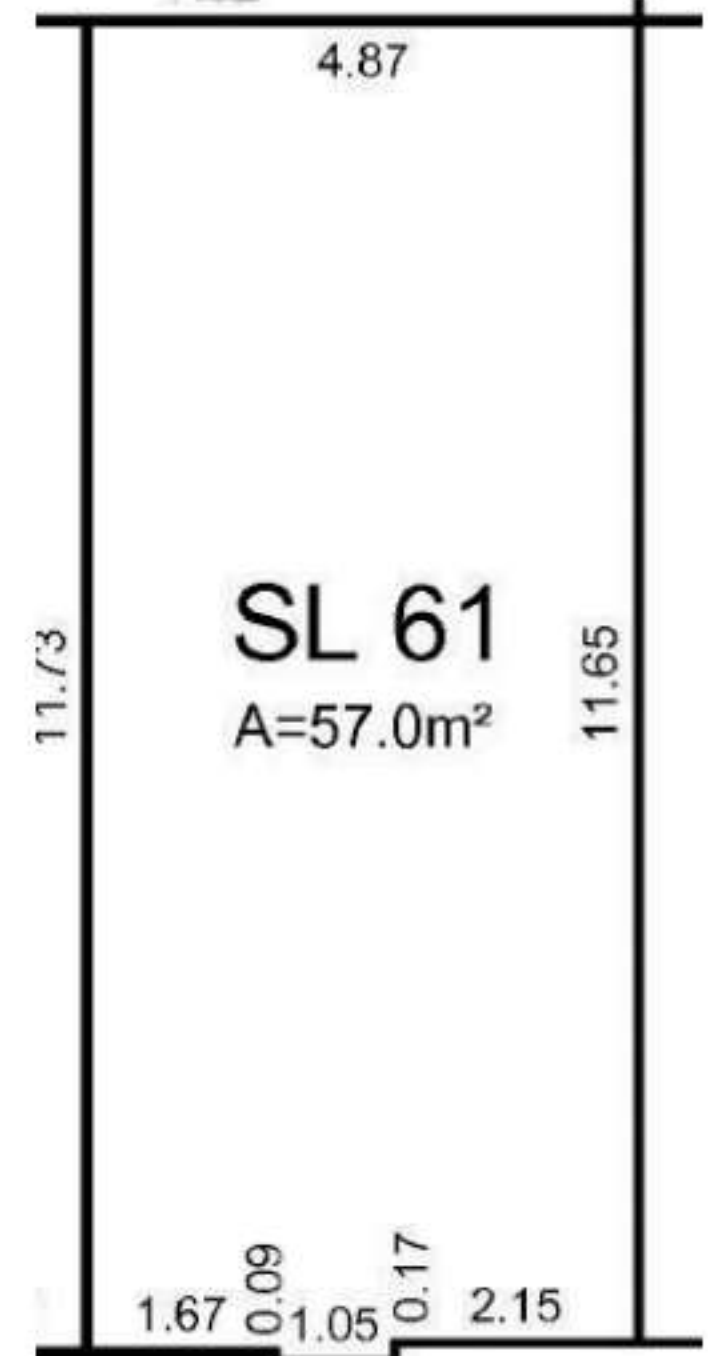
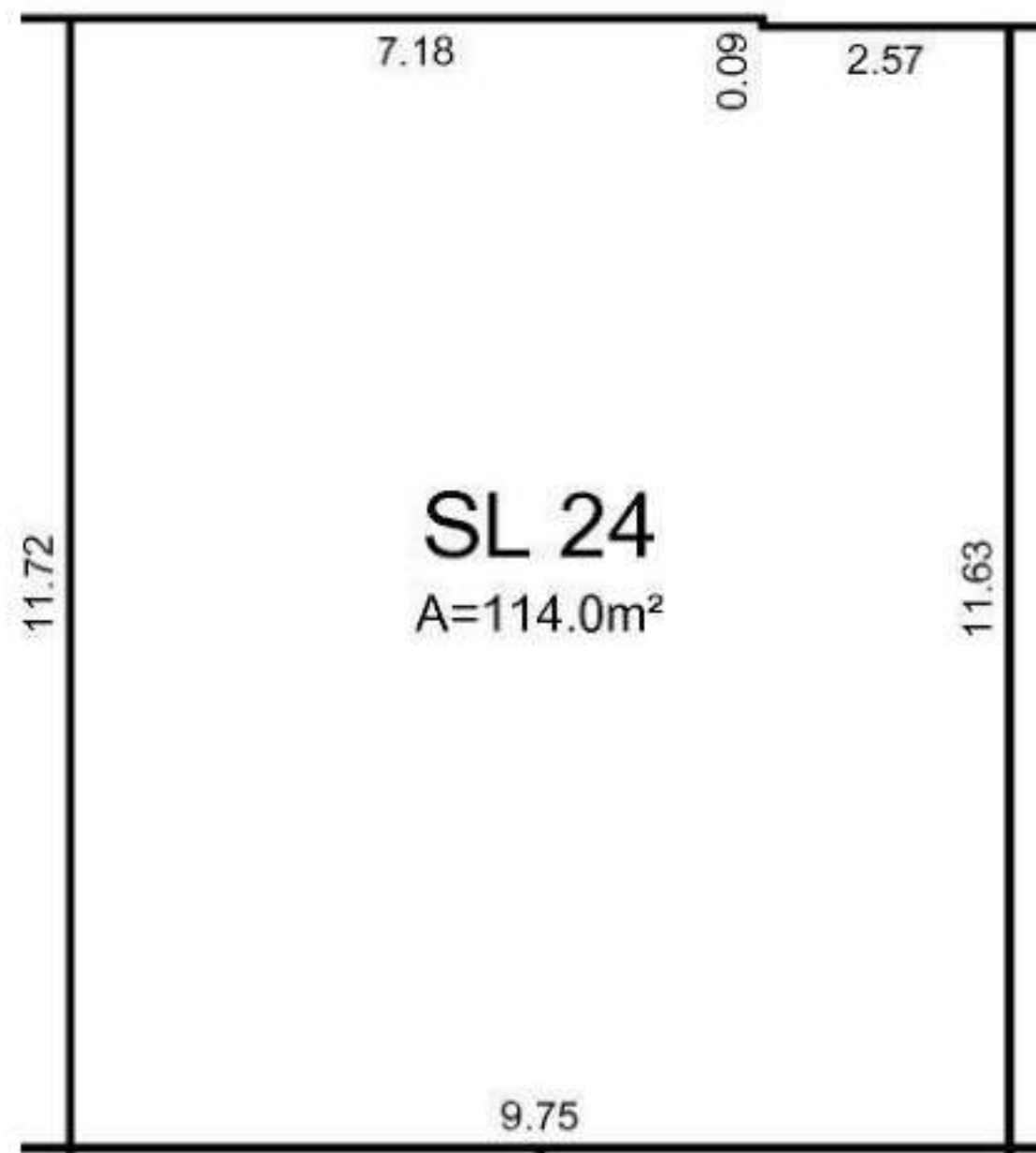
## **YEAR BUILT**

December 2024



# site plan

UNIT	SIZE	PRICE	PARKING STALLS
204 (SL17)	2,396 SF	\$1,280,000	2
332 (SL24)	1,227 SF	\$845,000	1
419 (SL61)	613 SF	\$445,000	1



# specifications

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## Heating, Cooling & Plumbing

### Level 1

- 2” domestic cold water (capped)
- 4” sanitary drain (capped)
- 2” sanitary vent (capped)
- 1½” natural gas valve (capped, as required)
- Gas-fired unit heater provided
- Intake and exhaust louvre provided
- HVAC fan coil units for heating and cooling

### Level 2

- 1½” domestic cold water (capped)
- 4” sanitary drain (capped)
- 2” sanitary vent (capped)
- 1½” natural gas valve (capped)
- Intake and exhaust louvre provided
- HVAC fan coil units for heating and cooling

### Levels 3 – 6

- 1” domestic cold water (capped)
- 4” sanitary drain (capped)
- 2” sanitary vent (capped)
- Intake and exhaust louvre provided
- HVAC fan coil units for heating and cooling

## Power, Lighting & Communications

Each unit includes:

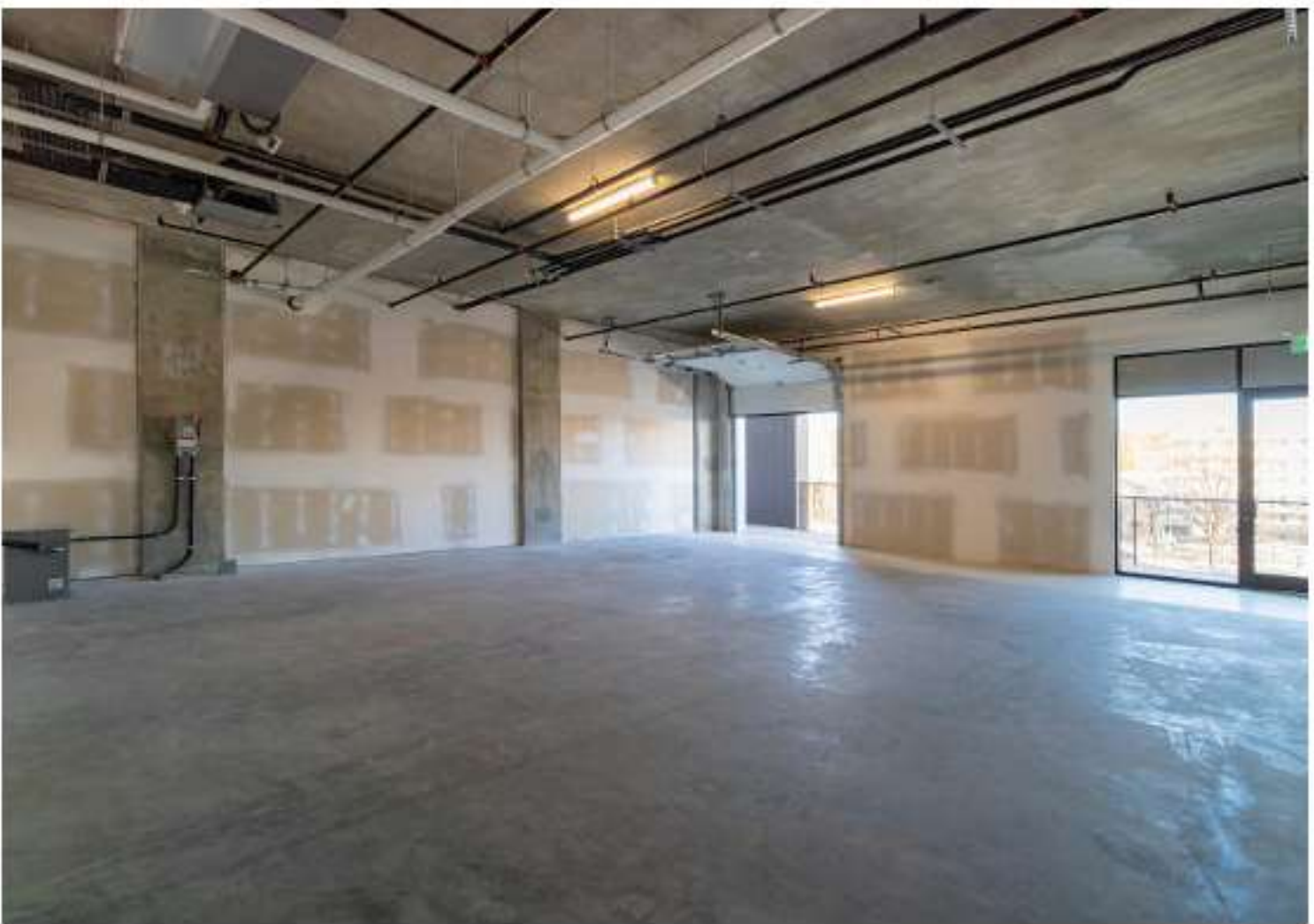
- 600V disconnect switch
- 45kVA step-down transformer
- 120/208V 3-phase panel

**Service Capacity:**

- Levels 1 & 2:**200 Amp Service**
- Levels 3 – 6:**100 Amp Service**



# property pictures



# amenities

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