

FOR SALE

PRICE REDUCTION

1648 and 1654 Venables Street

Vancouver, BC

Excellent opportunity to acquire an I-2 Light Industrial development opportunity, with holding income, under the Grandview-Woodland Community Plan

**Subject
Properties**

VENABLES STREET

Stuart Wright*, Principal
604 647 5097
stuart.wright@avisonyoung.com
**Stuart Wright Personal Real Estate Corporation*

**AVISON
YOUNG**

FOR SALE

1648 and 1654 Venables Street
Vancouver, BC



Property details

PIDS
015-031-004, 015-031-012

LEGAL DESCRIPTION
LOT 8 & 9 BLOCK 23 DISTRICT LOT 264A PLANS
1051 AND 1771

TOTAL LOT AREA
66' X 122' (8,052 sf)

ZONING
I-2 Industrial (3.0 FSR)

LAND USE PLAN
I - Light Industrial (Grandview-Woodland
Community Plan)

POTENTIAL DENSITY
24,156 sf (3.0 FSR x 8,052 sf)

IMPROVEMENT
Two (2) free standing freehold multi-family
buildings consisting of 6 x two-bedroom suites
in total

YEAR BUILT
1648 Venables: 1908
1654 Venables: 1914

NET OPERATING INCOME
Contact listing agent

ASKING PRICE
Contact listing agent

Opportunity

Avison Young is pleased to present the opportunity to purchase an I-2 light industrial development site that is currently improved with a two (2) free standing freehold multi-family buildings consisting of 6 x two-bedroom suites in total which provides excellent holding income, just one property west of Commercial Drive on the Eastside of Vancouver, one of the city's most active, vibrant and developing neighbourhoods.

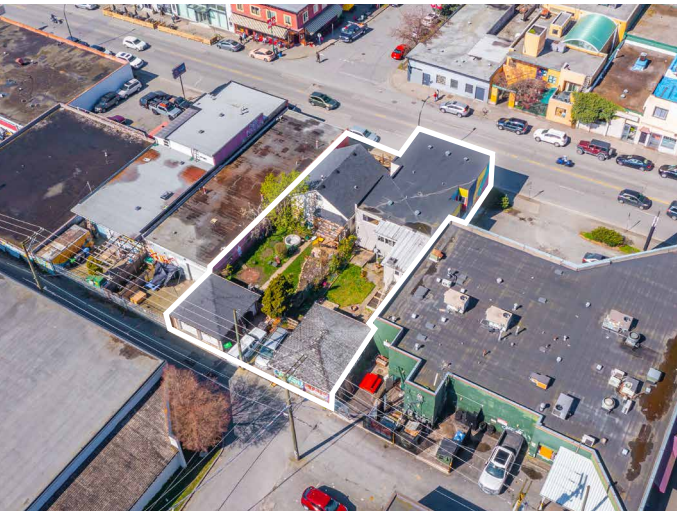
Location

The property is located on the south side of Venables Street on the Eastside of Vancouver in the heart of Grandview-Woodlands. The property lies just one building west of Commercial Drive - one of the busiest and most vibrant streets in Vancouver, and walking distance to Grandview Park, Woodland Park, Templeton Secondary School and Britainia Secondary School. East Hastings Street is just five blocks to the north, which is a prominent east-west traffic corridor that links Downtown Vancouver to Burnaby and the cities to the east. Vancouver International Airport is just 30 minutes to the south-west, VCC Clark Skytrain station is only a five minute drive south and UBC is a 20 minute drive to the east. Downtown Vancouver and Granville Island are both located less that a ten minutes drive away which provide a whole list of amenities, sporting venues, restaurants, bars and beaches.

Buildings

1654 Venables Street: 4 x two-bedroom apartment building
(Fixed Term Lease in place, expiring October 15th, 2025)

1648 Venables Street: 2 x two-bedroom house



Development potential

This property is currently zoned to permit development of up to 3.0 times the lot area, to a maximum of 24,156 sf, and falls under the I-2 zoning of Light Industrial land use within the Grandview-Woodland Community Plan, under the 'Clark Industrial' designation, which does not contemplate any land use changes to this industrial area. The property is on the boundary of the Britannia Renewal Master Plan, as further outlined on the following pages.





Surrounding area

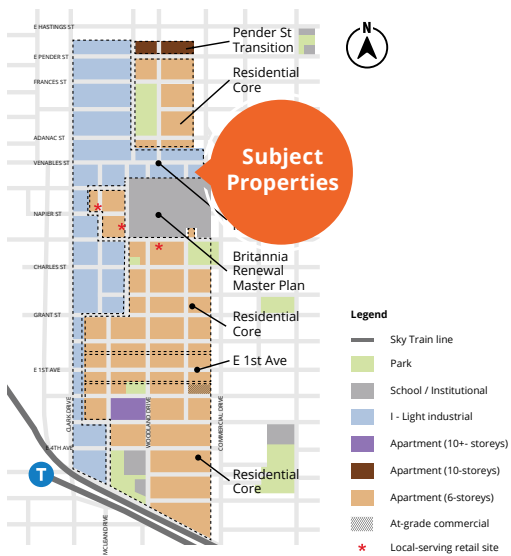
BRITANNIA RENEWAL MASTER PLAN

This 18 acre site lies directly behind the subject properties. The Britannia Community Centre and Library complex is a highly valued and well used community hub, including a gym, ice rink, pool, seniors centre, teen centre, admin offices and a library. It was originally built in the 1970’s and is now an aging structure. In 2018, the Council and Mayor of Vancouver approved the Britannia Renewal Master Plan which will improve services for the Grandview-Woodland community and for residents in adjacent communities. Planning and Development committee meetings are now in process and meets are monthly to discuss the strategies for the future of the site, which will bring a wealth of positivity to the surrounding area.



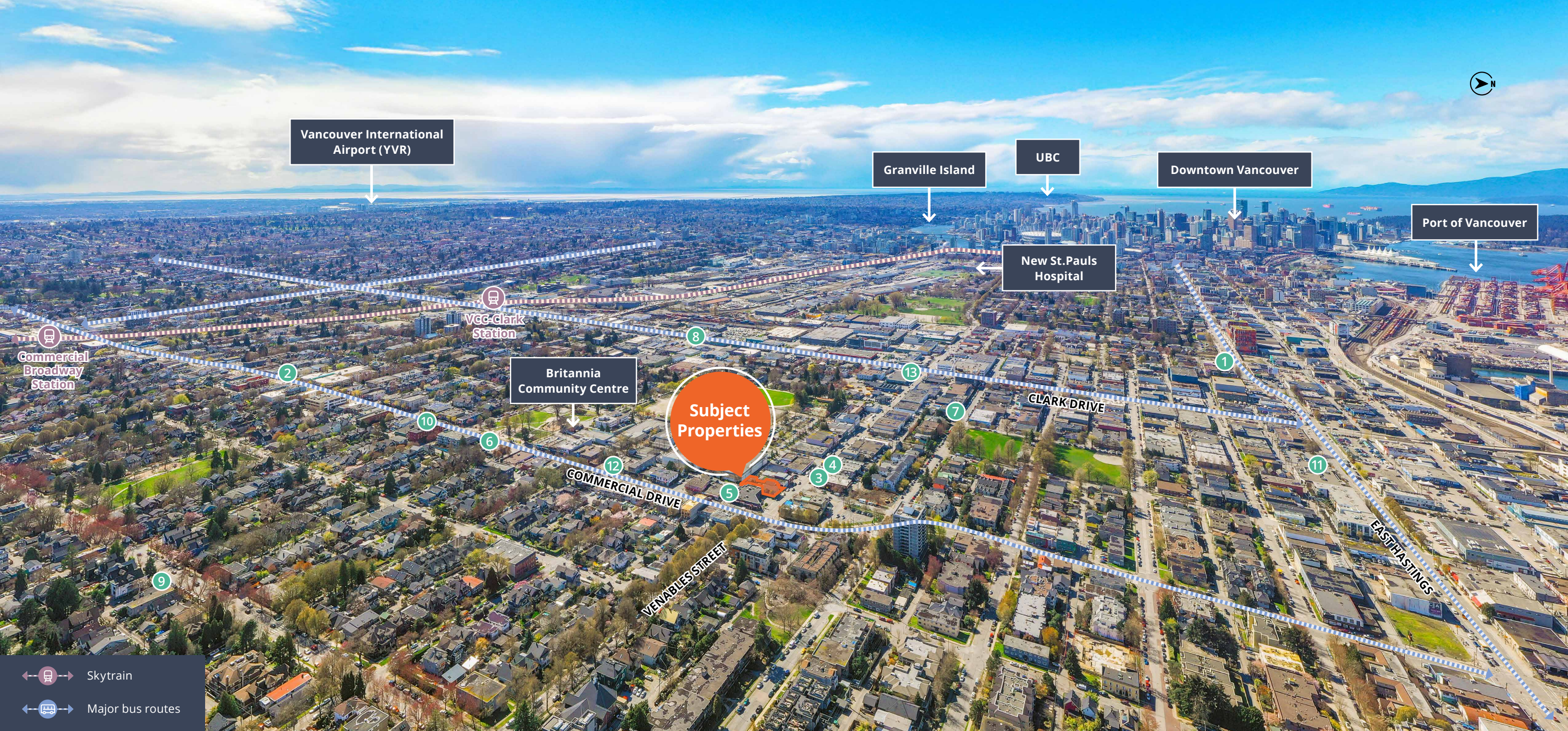
Source: City of Vancouver - Britannia Master Plan Overview

Britannia-Woodland land use map



Data source: City of Vancouver website





Amenities

- Banks**


 - 1. TD
 - 2. RBC
- Food and drink**

 - 3. Uprising Bread
 - 4. East Van Brewing Company
 - 5. Downlow Chicken Shack
 - 6. Havana
 - 7. Bomber Brewing
 - 8. Strange Fellows Brewery
 - 9. Via Tevere Pizzeria
- Grocery**


 - 10. Santa Barbara Market
 - 11. Mike's No Frills Grocery
 - 12. Choices
 - 13. Fujiya Foods

Drive times

UBC	20 mins
Downtown Vancouver	10 mins
YVR Airport	30 mins
Granville Island	10 mins
VCC Clark Skytrain	5 mins

**94** WALK SCORE

Excellent walking
Walker's paradise daily errands do not require a car.

**88** BIKE SCORE

Very bikeable
Biking is convenient for most trips

**72** TRANSIT SCORE

Excellent transit
Transit is convenient for most trips



Please contact for more information

Stuart Wright*, Principal

604 647 5097

stuart.wright@avisonyoung.com

**Stuart Wright Personal Real Estate Corporation*

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

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