

For
Sale

2314 Ontario Street

VANCOUVER, BC

Brand New Construction

CHARACTER MT PLEASANT OFFICE
AND LIGHT INDUSTRIAL BUILDING



CBRE

Property Summary

2314 ONTARIO STREET, VANCOUVER, BC

Brand New Construction. Meticulously re-imagined with contemporary finishes, while maintaining original building design and aesthetic. Three-storey stand-alone building located in the heart of the vibrant Mt. Pleasant. Zoned for office, light industrial, and wide range of commercial uses. The perfect building to own and occupy (and lease out one floor for income), or as a great investment. All three floors are move-in ready. Improvements feature drywall and wood-beam vaulted ceilings, two kitchens and washrooms on each floor, two with showers, plus elevator. Located steps from breweries, restaurants, and both SkyTrain and Canada Lines. **2314 Ontario** blends modern with character, making it ideal for creative professionals and businesses looking for a legacy property.

Property Details

Strata purchase. Building to be sold as one property.

CONSTRUCTION COMPLETION December 2024

ORIGINAL BUILDING CONSTRUCTION 1905

BUILDING SIZE 3 Floors plus Crawl Space

AREA	Ground Floor	959 SF	SL 1
	2nd Floor	935 SF	SL 2
	3rd Floor	962 SF	SL 2
	Total	2,856 SF	
	Deck	74 SF	
	Functional Crawl Space (900 SF)		

LAND SIZE 1,534.5 SF (31' x 49.5')

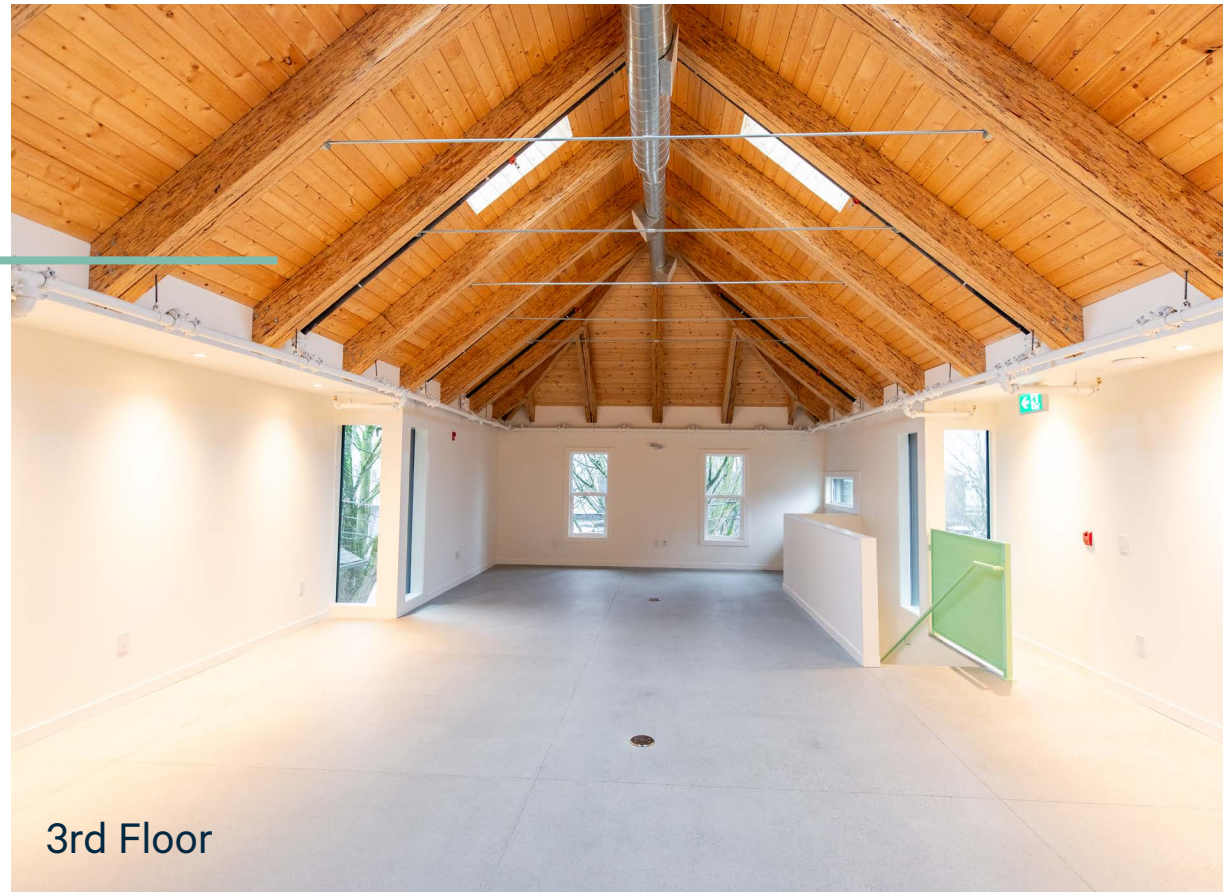
PROPERTY TAXES \$20,224 (2024)

ZONING I-1, Office and Light Industrial. Allowing a wide range of uses.

PID'S 032-321-708 and 032-321-694

STRATA PURCHASE To be purchased as single building property, has been stratified into two strata lots.

ASKING PRICE **\$4,180,000**



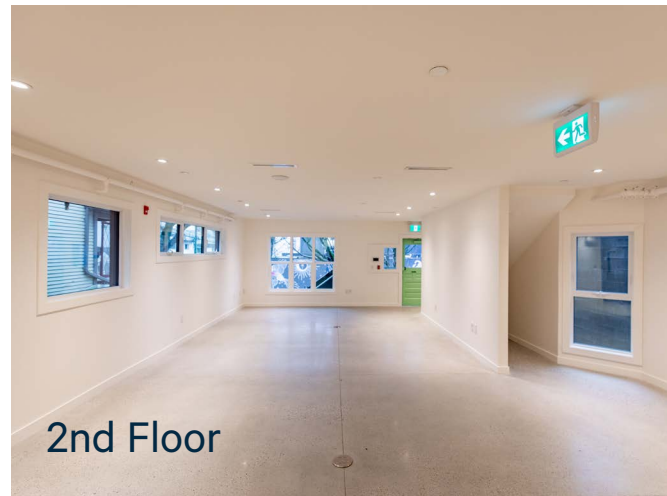
3rd Floor



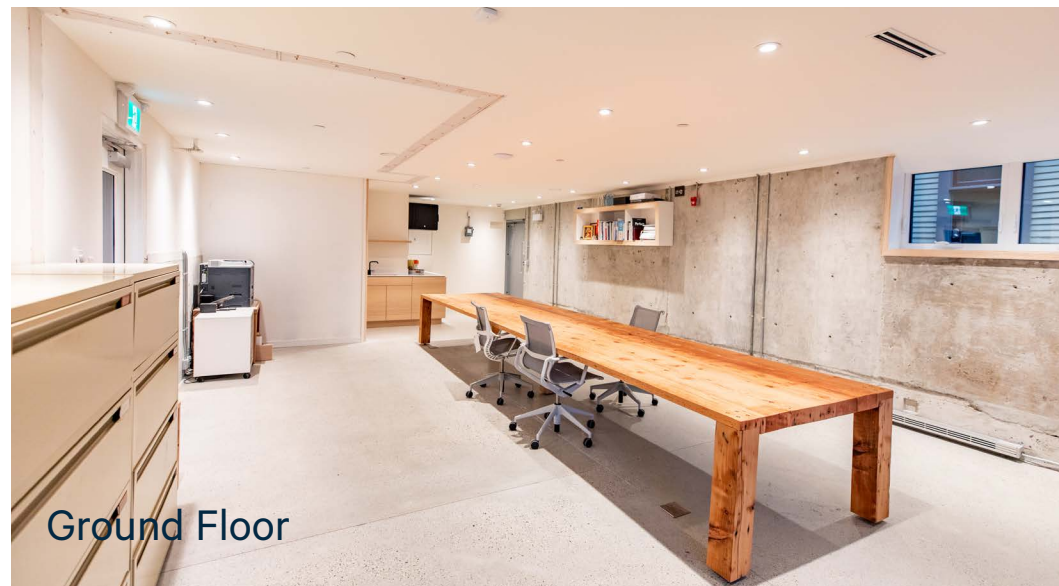
Kitchen



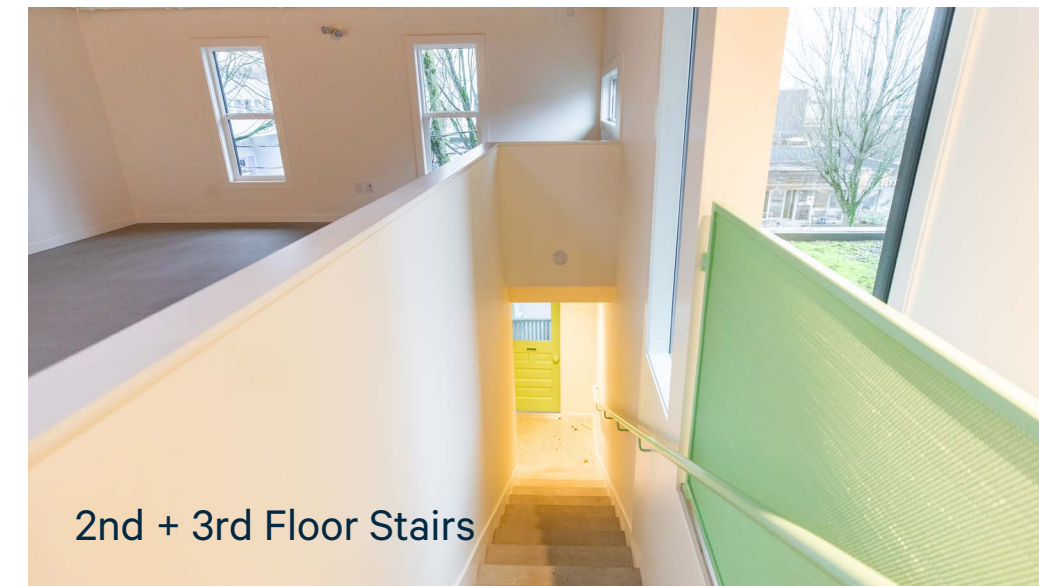
2nd Floor



2nd Floor



Ground Floor



2nd + 3rd Floor Stairs

Property Features

2314 ONTARIO STREET, VANCOUVER, BC

BRAND NEW CONSTRUCTION

- + Newly constructed, maintaining original exterior design brought into the modern era

GENERAL BUILDING INFORMATION

- + Fully finished washrooms
- + Accessible showers in Ground Level and Second Floor
- + Elevator access from Ground Level to 2nd Floor
- + Fob access-control for both Ground and 2nd Floors (separated)
- + Alarm and cameras
- + Finished kitchenettes
- + Polished concrete floors throughout
- + 600 V - 3 phase power (3 transformers in Crawl Space)
- + AC/Heat-pump for main floor
- + Fully sprinklered, interior and exterior of building
- + All new windows throughout (3-pane except the heritage component)
- + Non-combustible construction (except heritage component - front porch)
- + Irrigation system in landscaping
- + Exterior building lighting
- + Concrete and Steel Frame construction, non-combustible materials
- + Fully wired Cat-6, wireless setup

2ND & 3RD FLOOR

- + Connected via internal staircase, to be used as one unit
- + Stunning covered porch entrance, with original exterior character features
- + Large open area
- + Polished concrete floors
- + Large windows on 3 sides
- + Full HVAC (heating and cooling)

2ND FLOOR ONLY

- + Dry wall ceiling with LED lighting
- + Elevator
- + Kitchen
- + Washroom and shower (accessible)

3RD FLOOR ONLY

- + Expansive exposed wood ceiling and beams
- + Multiple large sky-lights
- + Windows on three sides providing great natural light
- + Ceiling height – 9ft to 16ft
- + Washroom

CRAWL SPACE

- + Full floor crawl spaces
- + 5ft ceiling height

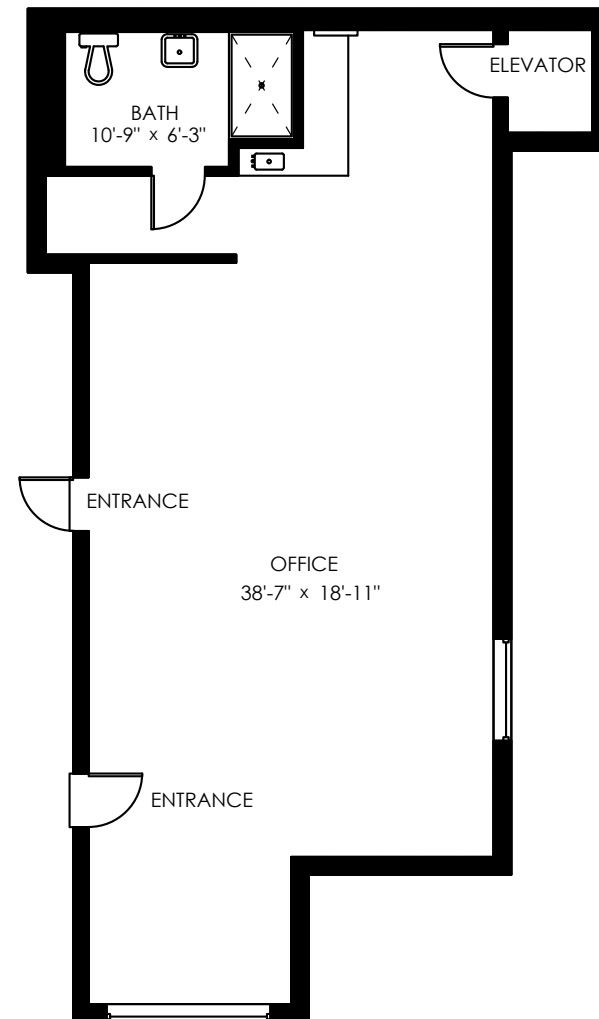
GROUND FLOOR

- + Direct ground floor entrance (front and side)
- + Large open area
- + Polished concrete floors
- + Dry wall ceiling with LED lighting
- + Large windows on 3 sides
- + Partial exposed concrete walls
- + Heating (A/C roughed-in)
- + Kitchenette
- + Washroom and shower (accessible)
- + Elevator



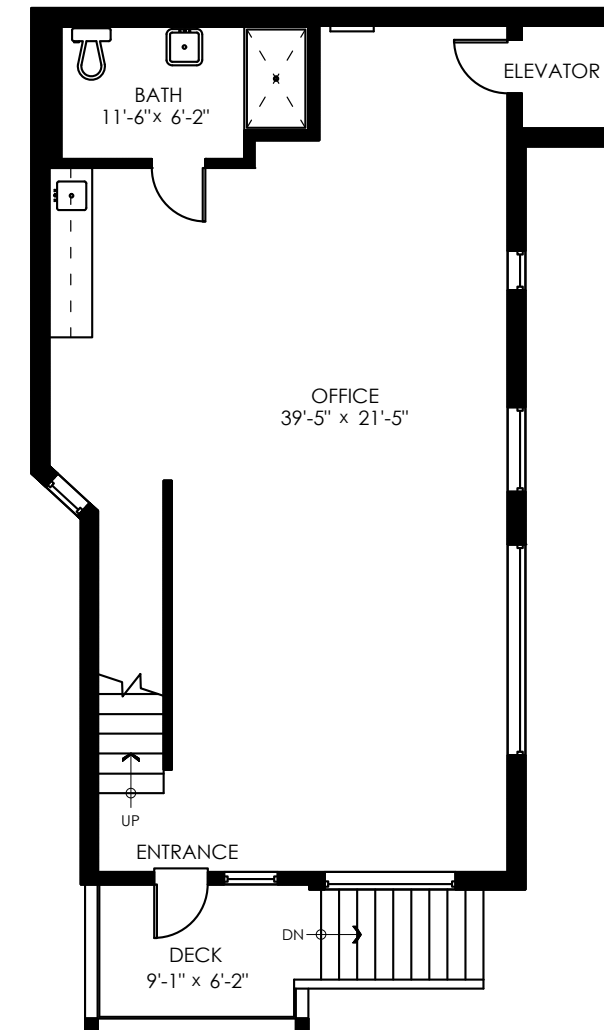
FLOOR PLANS

NOT TO SCALE



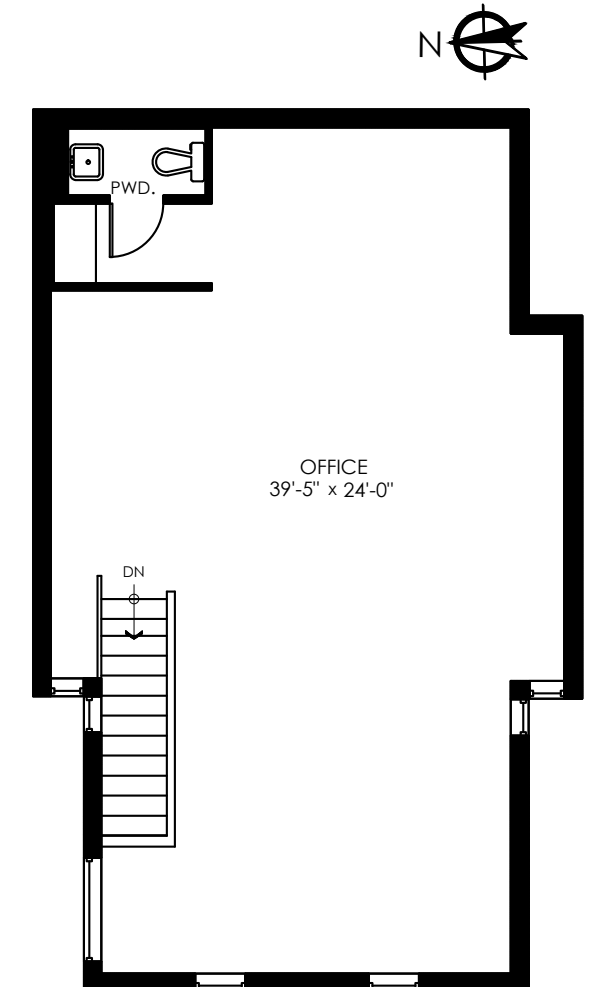
GROUND FLOOR

959 SF



SECOND FLOOR

935 SF (+74 SF DECK)



3RD FLOOR

962 SF

FOR SALE

2314 ONTARIO STREET, VANCOUVER, BC



The Ideal Location

Mount Pleasant Neighbourhood

The property is located in Vancouver’s emerging Mount Pleasant neighbourhood, a vibrant commercial, office, light manufacturing, dining and entertainment hub. The convenient location provides excellent access to Downtown Vancouver and all major transport arterial routes to Greater Vancouver.

This site is minutes from all three rapid transit lines – Millennium, Expo and Canada Lines, close proximity to numerous amenities situated in the Olympic Village and along both the Cambie and Broadway Corridors.

92

BIKE SCORE



100

WALK SCORE



90

TRANSIT SCORE



The building offers a signature location on a prime corner with prominent exposure and downtown views in Western Canada’s fastest growing neighbourhood. Just blocks away from the Olympic Village, Creekside Community Recreation Centre, numerous restaurants, coffee shops, and craft breweries.

10

minute walk to Olympic Village

12

minute drive to Downtown Vancouver

12

minute walk to Broadway/City Hall Canada Line Station

14

minute walk to Main Street/Science World Millennium SkyTrain Station

Neighbourhood Amenities

RESTAURANTS

- + La Taqueria
- + Cascade Room
- + Tap & Barrel
- + Tacofino Ocho
- + Blaze Gourmet Burgers
- + Ignite Pizza

COFFEE SHOPS | BREWERY

- + Elysian Coffee
- + JJ Bean
- + Artigiano Mt Pleasant
- + Whisk Matcha Cafe
- + Brassneck Brewery
- + Steel Toad Brewery

GROCERY

- + Urban Fare
- + Save-On-Foods
- + Whole Foods
- + London Drugs
- + Nesters
- + No Frills

RECREATION

- + Science World
- + Creekside Community Recreation Centre
- + False Creek
- + BMO Theatre Centre
- + Mount Pleasant Community Centre

For Sale

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NO EXPENSE WAS SPARED ON THIS ONE-OF-A-KIND
MT PLEASANT PROPERTY

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