

**Active**  
**C8067408**

**206 8188 MANITOBA STREET**  
**Marpole**  
**Vancouver West**  
**V5X 3A2**

**For Sale**  
**Industrial**  
**\$1,138,000**

Additional Property Types:  
**Industrial, Office**

For Sale Price: **\$1,138,000**  
Leased/Sold Date:  
Leased/Sold Price: /

Listing Map: 



Zoning: **I-2** Gross Prop **\$17,002.00** Tax Yr: **2025** Sale **Asset**  
P.I.D.#: **032-383-886** Building/Complex Name: **Marine Landing**

**Wow! Exceptional Value – New Lower Price at Only \$475/SF!** Brand new creative industrial/office space now available in Marpole Area, Vancouver West. This premium unit offers approximately 2,397 sq. ft. with 16 ft. ceilings, front and rear access, and a large roll-up bay door for added convenience. Electrical service includes a 120/208V 3-phase panel with 200-amp service and a 75kVA transformer. Comes with two secure underground parking stalls—one conveniently located near the elevator entrance. I-2 zoning allows for a broad range of industrial and office uses such as film production, design studio, tech workspace, architecture, engineering, healthcare professionals, and more. Superb location—just a 6-minute walk to Marine Gateway/Canada Line Station, 20 minutes to Downtown Vancouver, and easy access to YVR Airport, Highway 99, Richmond, Surrey, Delta, and the U.S. border. Don't miss this opportunity—call today to

**MEASUREMENTS:**

Subj. Space Sq.Ft: **2,397** Space Avail For Lse:  
Subj. Space Width W/hse/Indust. Sq Ft: **2,397**  
Subj. Space Depth: Office Area Sq Ft:  
Land Size Sq. Ft. **2,397.00** Retail Area Sq Ft:  
Land Size Acres: **2,397.00** Mezzanine Sq Ft:  
Acres Freehold: Other Area Sq Ft:  
Acres Leasehold: Main Resid. Sq Ft:  
Subj Prop Width ft.: Min. Divisible Space:  
Subj Prop Depth ft.: Max. Contig. Space:

**LEASE DETAILS:**

Lease Type:  
Lease Expiry Date:  
Lse Term/Months:  
Is a Sub-lease?: **No**  
Strata Fees/Month: **\$778.24**  
Seller's Int.: **Registered Owner**  
Int. In Land: **Strata**  
First Nat.Res:  
Occupancy: **New; Never Occupied**

**NET / GROSS RENT DETAILS:**

Basic Rent per Annum/SF:  
Est. Additional Rent / SF:  
Basic Rent per Month:  
Est. Add. Rent per Month:  
Basic Rent per Annum:  
Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

**GENERAL BUILDING AND PROPERTY DETAILS:**

# of Buildings: **2** Construction: **Concrete**  
# of Storeys: **6** Roof:  
# of Elevators: **5** HVAC: **Separate HVAC Units** Power Type: **Three Phase**  
# Parking Spaces: **2** Building Type: **Condo Strata Complex, Office Building, Warehouse**  
# of Docks: Amenities: **Balconies, Elevator Freight, Elevator Passenger, Emergency Lighting, Fitness Facilities, HVAC System, Secured Parking, Washrooms Female/Male**  
# of Grade Doors: **1** Site Services: **Fully Serviced**  
# of Loading Doors: **1**  
Class of Space:  
Year Built: **2024** Restrictions: **None Known**  
Environmental Assess: **No** Comments:  
Potential to Redevelop? Comments:

**LEGAL:** STRATA LOT 18, 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

**LISTING FIRM(S):**

- 1. RE/MAX Real Estate Services
- 2.
- 3.

**PRESENTED BY:**

**Fred Choy PREC\* - CONTC: 604-880-3462**  
**RE/MAX Real Estate Services**  
**choy\_fred@hotmail.com**





Building Exterior



Building Entrance



Freight Elevator



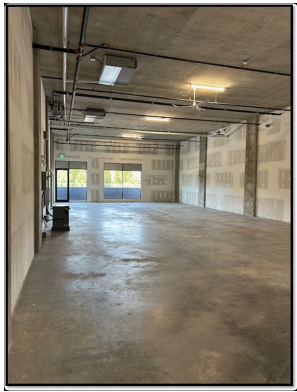
Unit Interior



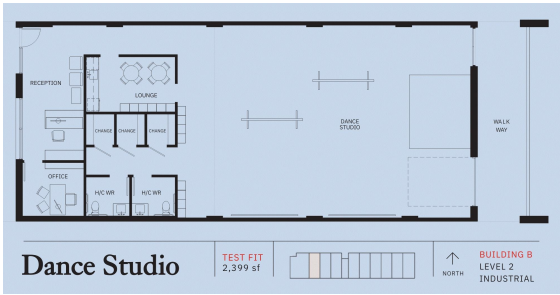
Unit Interior



Unit Interior



Unit Interior



Sample Layout - Dance Studio