

**AVISON
YOUNG**

For Sale or Lease

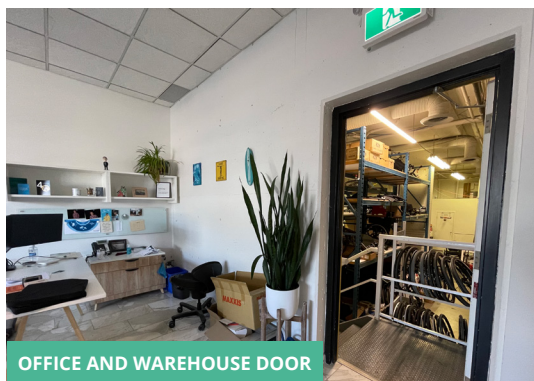
1A - 138 West 6th Avenue
Vancouver, BC



IMPROVED OFFICE AREA



EXTERIOR BUILDING



OFFICE AND WAREHOUSE DOOR



WAREHOUSE

Introducing an exceptional opportunity to purchase or lease flex office and industrial/warehouse space in a signature Mount Pleasant building

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Property details

LEGAL DESCRIPTION
STRATA LOT 36 DISTRICT LOT 200A GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2305

PID
023-813-865

SIZE
1,812 sf

ZONING
I-1

YEAR BUILT
1997

STRATA FEES
\$1,005.79 monthly

ANNUAL PROPERTY TAXES
\$14,839.00 (2025)

PARKING
Two (2) parking stalls

TYPE
Sale or Lease

LISTING PRICE
Contact listing agents

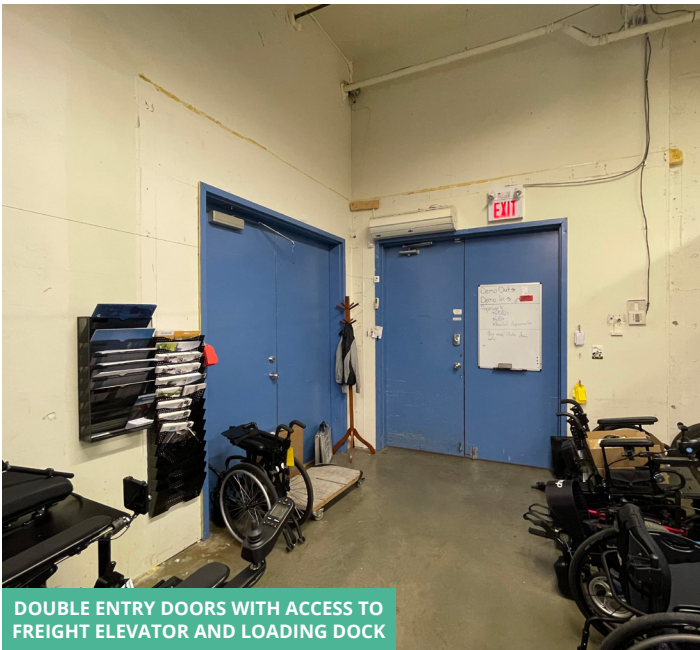
ASKING RENT
Contact listing agents

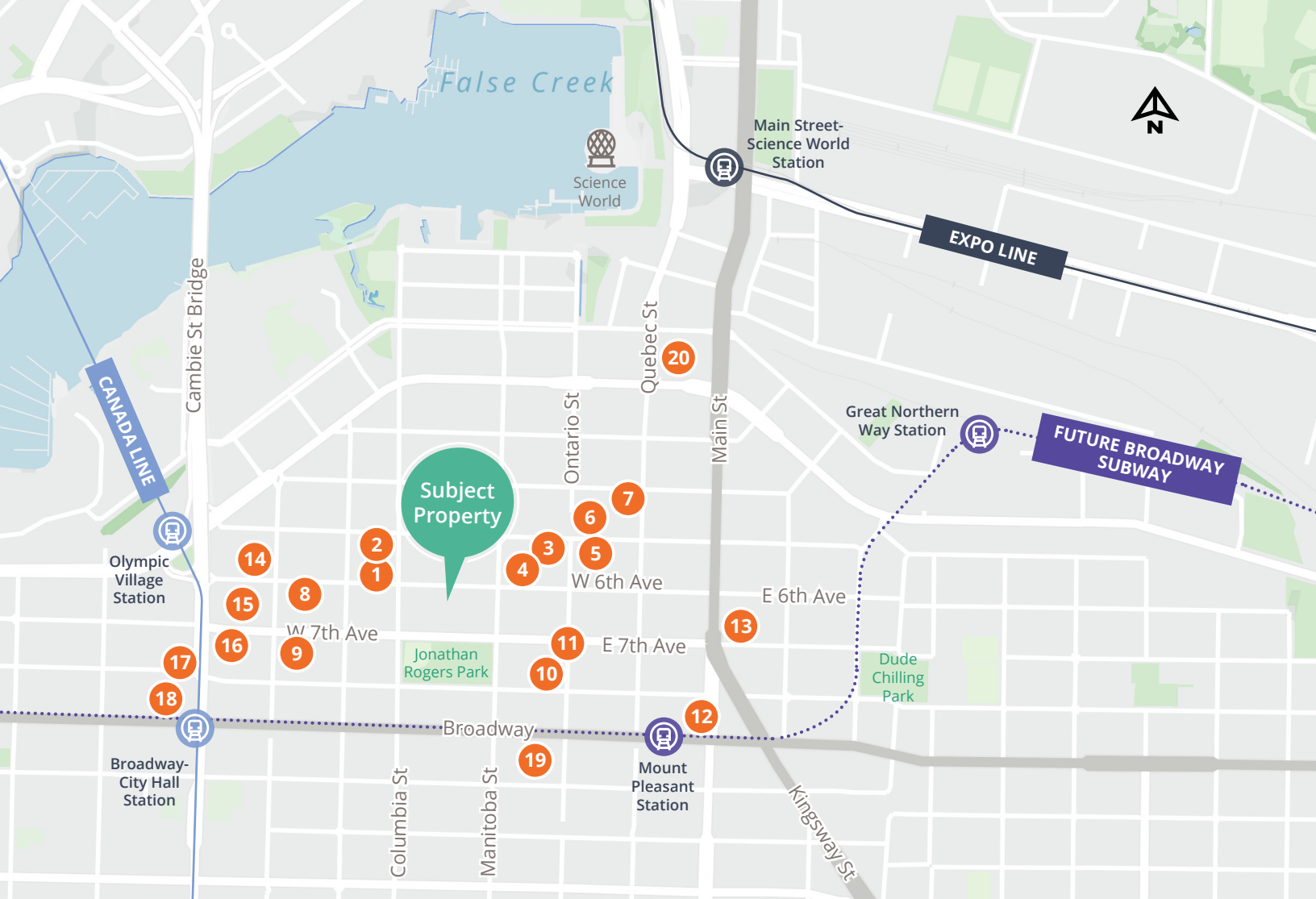
Suite highlights/features

-  North facing window exposure
-  Office features improved open area suitable for workstations and meeting area
-  Private washroom access
-  Large warehouse area with access to dock loading and freight elevator
-  Furniture and equipment can be negotiated

Property highlights

138 West 6th Avenue, The Centro, is a signature office and light industrial building located in Vancouver’s highly desirable Mount Pleasant neighborhood. This rare space provides the opportunity to acquire or lease an improved office and industrial/warehouse space in the heart of Mount Pleasant. The building features a combination of live-work studios, office, and light industrial strata units. Freight elevator access and secured grade loading is available at the rear of the building alongside secured parking stalls. The building is located on West 6th Avenue between Manitoba and Columbia Streets, this strategic position provides quick access to several of Vancouver’s main arterial roads alongside rapid transit systems and bike lanes. Ample amenities in the neighborhood include restaurants, shopping and entertainment.





Nearby amenities

- | | | |
|--|------------------------------|-------------------------|
| 1. Prototype Coffee | 7. R&B Ale & Pizza House | 14. Altea Vancouver |
| 2. Please Beverage Co | 8. Small Victory Bakery | 15. Canadian Tire |
| 3. The Juice Truck 5th Ave | 9. Solly's Bagelry | 16. Winners & HomeSense |
| 4. Mount Pleasant Vintage & Provisions | 10. 33 Acres Brewing Company | 17. Whole Foods Market |
| 5. Tacofino Ocho | 11. Elysian Coffee | 18. London Drugs |
| 6. Purebread Bakery + Coffee | 12. Superbaba (Vancouver) | 19. Sport Chek |
| | 13. Como Taperi | 20. MEC Vancouver |

Contact for more information

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