



FOR SALE

Prime Industrial Unit in False Creek

656 Evans Avenue,
Vancouver, BC

Trideep Chakraborty

Personal Real Estate Corporation

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Macdonald
COMMERCIAL

— member of —

CORFAC
International

Science
World

Pacific
Central

656 EVANS AVENUE

VANCOUVER, BC

CIVIC ADDRESS

656 Evans Avenue, Vancouver, BC

LEGAL DESCRIPTION

STRATA LOT 4 DISTRICT
LOT 2037 GROUP 1 NEW
WESTMINSTER DISTRICT STRATA
PLAN BCS3429

PID

027-913-198

ZONING

I-2 Industrial

UNIT SIZE

2,845 sqft

YEAR BUILT

2009

STRATA FEES

\$700.95 per month

PROPERTY TAXES

\$23,981.00 (2024)

AVAILABILITY

Seller will require short-term
leaseback after closing. Please
contact the listing agent for more
details.

ASKING PRICE

\$1,985,000.00

HIGHLIGHTS

- 1 grade level loading door
- 600 amps 3 phase power
- 21' height to underside of ceiling tiles
- Air conditioning
- 3 reserved parking stalls
- Energy efficient unit featuring insulated ceiling tiles



BIKER SCORE

Daily errands can be
accomplished on a
bike.



WALK SCORE

Very Walkable

Most errands can be
accomplished on foot

Source: walkscore.com

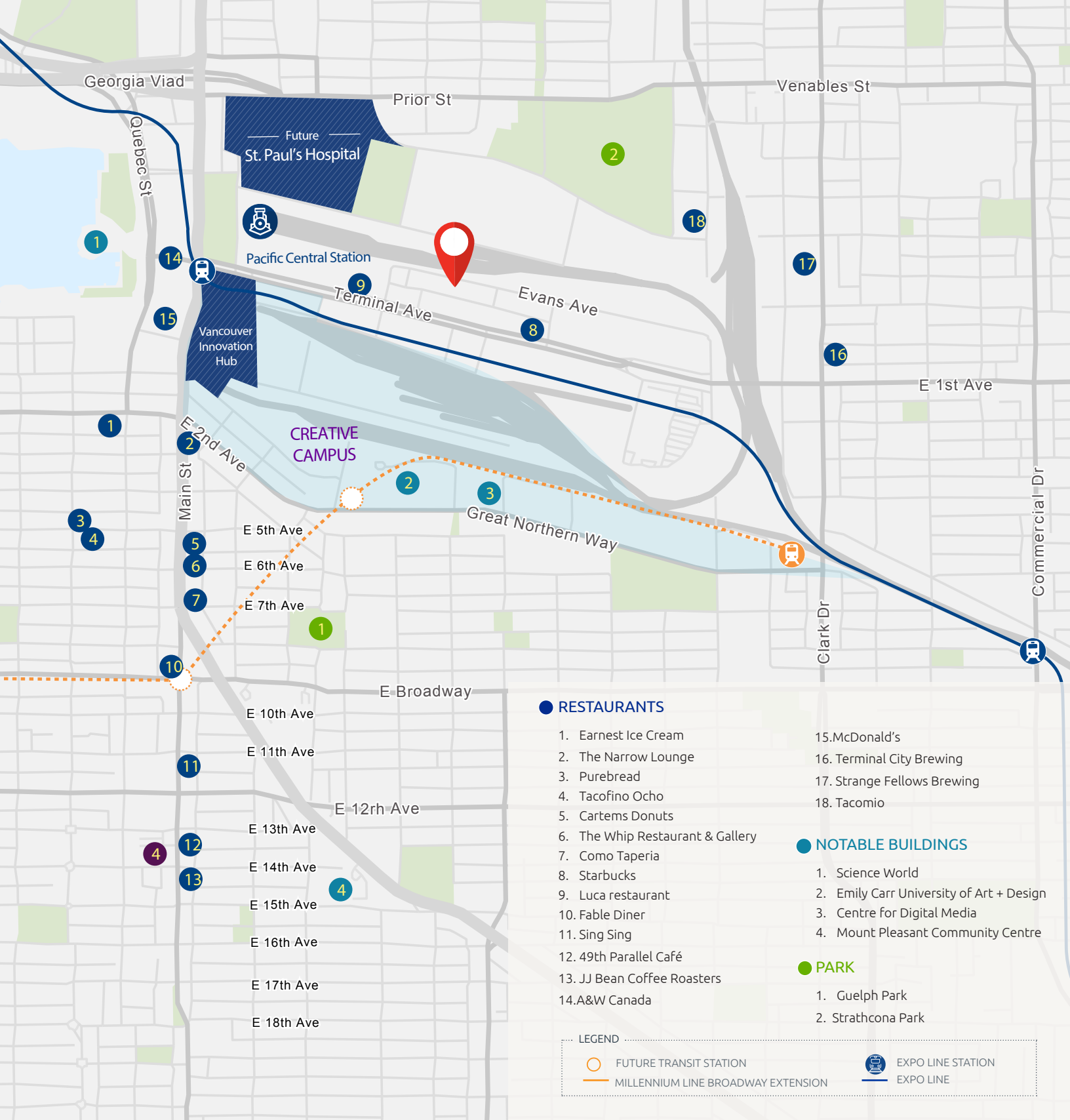
SUBJECT
PROPERTY

Evans Ave

Terminal Ave

OPPORTUNITY

Macdonald Commercial R.E.S. Ltd. is pleased to present this opportunity to acquire a small bay industrial unit located in the False Creek area of Vancouver, just minutes away from the new St. Paul's Hospital. The unit can be used for a variety of purposes including production, manufacturing, showroom and office. Nearby amenities include the Main Street/Science World station of the Expo Line and convenient access into Downtown Vancouver.



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