

VALUE



PROPERTY
GROUP

FOR LEASE

46 EAST 69TH AVENUE
VANCOUVER, BC

RARELY AVAILABLE SOUTH VAN OPPORTUNITY



Value Property Group
(604) 606-7016
leasing@valueindustries.com



400 – 1245 W. Broadway
Vancouver, BC V6H 1G7
www.ValueGroupProperties.com

FOR LEASE

46 East 69th Avenue
Vancouver, BC

LOCATION

An 80,000 sq.ft. multi-tenant building offering easy access and egress, good exposure, signage and excellent dock loading. This property is prominently located on the southeast corner of East 69th and Ontario opposite South Vancouver's Canadian Tire and Best Buy. The property offers convenient access via the major transport routes to Downtown Vancouver, Richmond, and Burnaby, and only a fifteen-minute walk to the Cambie SkyTrain station and Marine Gateway urban mall.

BUILDING HIGHLIGHTS

- 1 loading bay dock
- 20-foot ceiling height
- Large paved yard for easy loading & unloading
- Ample parking

UNIT DETAILS

- 4,350 sq. ft.
- Bright showroom with multiple private offices, private washrooms & large showroom space
- Fully fenced back & side parking lot for loading
- 100 amp, three-phase power
- Approximately 30' x 145'
- Available immediately

ZONING:

I-2 Industrial allows a broad range of commercial & industrial uses

LEASE RATE

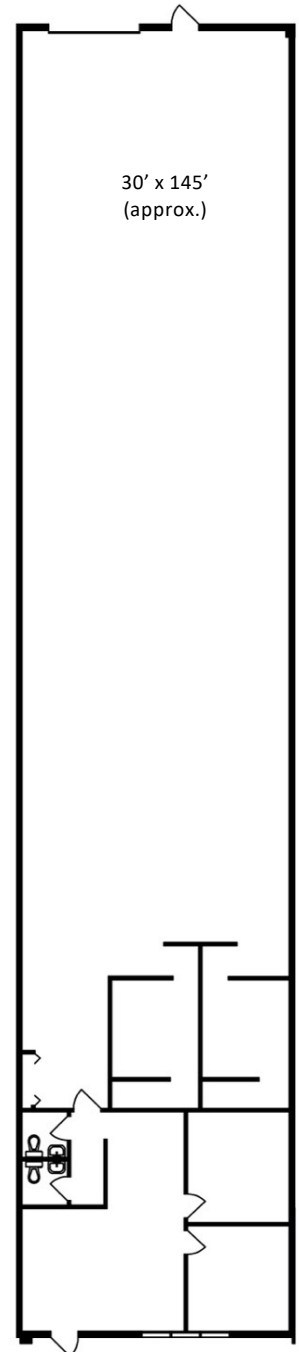
Please call for the lease rate.

TAXES & OPERATING COSTS (2026)*:

Common Area Maintenance: \$3.60/sq. ft.*

Property Taxes: \$5.72/sq. ft.*

*excludes management fee



Note The landlord has provided this information as a courtesy only and assumes no liability for its accuracy. All figures should be verified before relying on them. Rates subject to change.

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