

For Sale

99 West 6th Avenue
Vancouver, BC

Rare Mount Pleasant Offering
—Creative, Industrial, or Office Use



Struan Saddler*, Principal
604 647 5077
struan.saddler@avisonyoung.com
*Struan Saddler Personal Real Estate Corporation

Jason Mah*, Principal
604 647 5096
jason.mah@avisonyoung.com
*Jason W. Mah Personal Real Estate Corporation

Sanchika Murugiah, Client Services Coordinator
604 262 8807
sanchika.murugiah@avisonyoung.com

**AVISON
YOUNG**

FOR SALE

99 West 6th Avenue
Vancouver, BC



Opportunity

Strategically positioned at the intersection of West 6th Avenue and Manitoba Street, 99 W 6th Avenue offers a rare opportunity to acquire a highly visible and versatile commercial property in the heart of Mount Pleasant—one of Vancouver’s most sought-after urban districts. This freestanding building is ideally suited for a wide range of users, including creative office, light industrial, or showroom purposes, with flexible zoning that supports future redevelopment potential. Whether for investment, repositioning, or owner-occupation, this property delivers a compelling blend of location, utility, and upside.

Property summary

ADDRESS
99 West 6th Avenue, Vancouver, BC

PID(S)
003-860-132

LEGAL DESCRIPTION
LOT 14, BLOCK 32, PLAN VAP197, DISTRICT LOT 200A, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EAST 40 FEET

LOT SIZE
108.5 x 122 ft

ZONING
I-1

BUILDING SF
15,023 sf

YEAR BUILT
1972

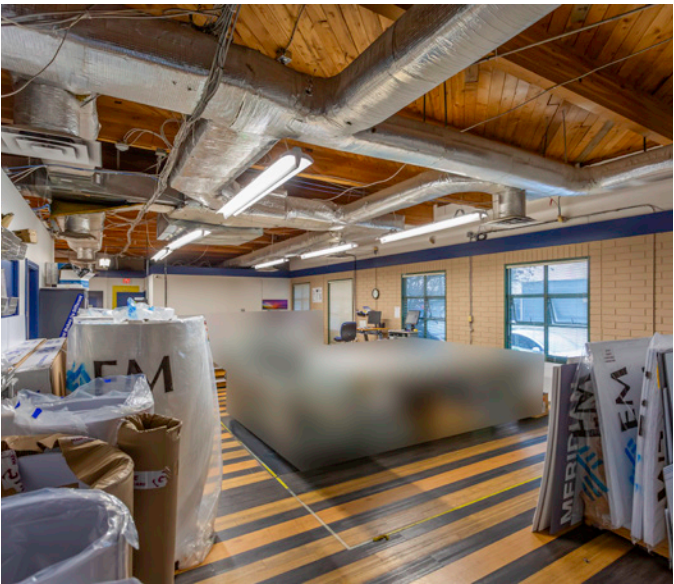
SALE PRICE
Contact agents

Property highlights

-  Prominent frontage at the intersection of West 6th Avenue and Manitoba Street for maximum visibility and signage potential
-  Flexible zoning permits a broad range of uses including office, light industrial, showroom, and creative space
-  Ideal for owner-users or investors seeking a flexible and self-contained asset
-  Rare on-site parking (15 stalls) in a high density urban location supporting a wide range of users
-  Opportunity for long-term value creation through repositioning or redevelopment in a high-demand urban market
-  2 loading bays including an elevator loading bay for the upper floor
-  Fully renovated building featuring washrooms on both levels, allowing for flexible demising and potential dual tenancies

Area highlights

-  One of Vancouver’s most desirable and fastest-growing urban hubs.
-  Home to a thriving community of design firms, studios, and technology companies.
-  Steps from major bus routes, the future Broadway Subway, and the Central Valley Greenway
-  Minutes to Olympic Village, False Creek, Main Street, and downtown Vancouver.
-  Surrounded by cafés, breweries, restaurants, and fitness studios that attract talent and lifestyle-oriented businesses.



Location

Situated at the crossroads of West 6th Avenue and Manitoba Street, 99 W 6th lies in the heart of Mount Pleasant, one of Vancouver's most vibrant and rapidly evolving commercial districts. This coveted location offers unbeatable connectivity, just minutes from Olympic Village, the Broadway-City Hall transit corridor, and downtown Vancouver. Surrounded by a dynamic mix of creative offices, tech companies, breweries, cafés, and lifestyle amenities, the property is ideally positioned to benefit from the area's continued growth and revitalization. With an urban village feel and strong pedestrian and bike accessibility, this is a location that seamlessly blends business with culture making it a magnet for forward-thinking users and investors alike.



EATERIES & BARS

- Mount Pleasant Vintage & Provisions
- Purebread Bakery + Coffee
- Tacofino Ocho
- La Fabrique St-George Winery
- The Juice Truck 5th Ave
- Earnest Ice Cream
- Fife Bakery
- Milano Coffee Roasters
- BREWHALL
- Ophelia
- Nook



SHOPS & SERVICES

- Cloud eBikes - Electric Bikes Vancouver
- Midland Appliance - Vancouver Showroom
- West Coast Beauty (Vancouver)
- Earls Head Office
- MEC Vancouver
- Fjällräven Vancouver - Broadway
- Legacy Liquor Store
- London Drugs
- Urban Fare



Contact for more information

Struan Saddler*, Principal
604 647 5077
struan.saddler@avisonyoung.com
**Struan Saddler Personal Real Estate Corporation*

Jason Mah*, Principal
604 647 5096
jason.mah@avisonyoung.com
**Jason W. Mah Personal Real Estate Corporation*

Sanchika Murugiah, Client Services Coordinator
604 262 8807
sanchika.murugiah@avisonyoung.com

avisonyoung.ca



© 2025 Avison Young. All rights reserved. E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate Services, LP ("Avison Young").