

# For Sale

±19,800 SF Office Building  
±1.42 Acres of Land

*Vacant Possession Available*



8955 Shaughnessy Street, Vancouver, BC

**CBRE**



## INVESTMENT HIGHLIGHTS

### Prime Location

*Steps from the prominent intersection of Marine Drive and Oak Street*

### Transit Oriented

*Conveniently located near the Marine Drive Canada Line Station*

### Unique Industrial Lands

*South Vancouver Industrial Area (SVIA) supports 10,000+ jobs*

### Amenity Rich

*Marine Gateway, Oakridge Centre, McArthur Glen Outlet, YVR Airport, Marpole*

### Parks and Greenspace

*Walking distance to several parks and prestigious golf courses*

8955 Shaughnessy Street is a rare opportunity to acquire an approximately 19,800 square foot, two-storey office building situated on a 1.415 Acre Industrial Development site in South Vancouver. The building has 71 surface parking stalls and is currently occupied by the Vendor, with flexible vacant possession available.

This sizeable property is ideally located adjacent to transit hubs, major bridges and thoroughfares, YVR International Airport, and is within the South Vancouver Industrial Lands.

The Property is designated as I-2 Industrial under the Marpole Community Plan (Oak), allowing for 3.00 FSR and density of up to 184,911 square feet.



# Salient Details



## SALIENT DETAILS

- + *Civic Address* 8955 Shaughnessy Street, Vancouver, BC
- + *PID* 005-356-954
- + *Property Taxes (2025)* \$75,753.00
- + *Assessed Value (2026)* \$14,837,100.00

## BUILDING DETAILS

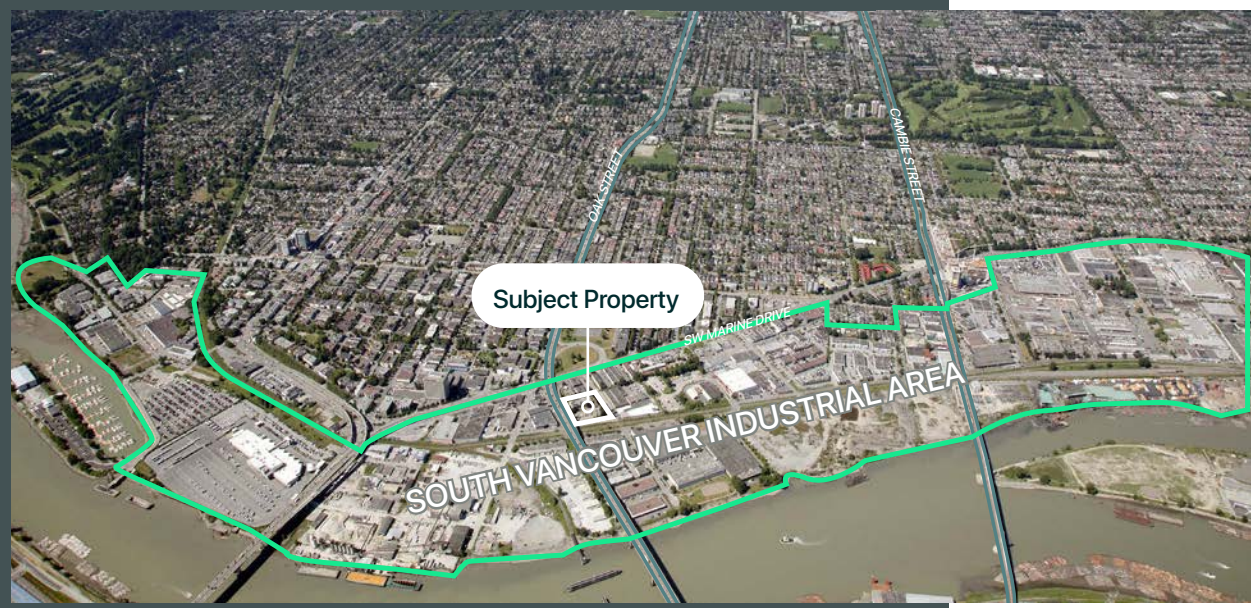
- + *Building Size* Approx. 19,800 SF (each floor approx. 9,900 SF)
- + *Ceiling Height* Approx. 8' under T-bar and 11'6" floor to floor
- + *Elevator* Elevator serviced
- + *Vacant Possession* Flexible (estimated August, 2025)
- + *Parking* 67 stalls including 2 EV stalls (plus abundant street parking)

## LAND DETAILS

- + *Land Size* 1.415 Acres (61,637 SF)
- + *Zoning* I-2 Industrial
- + *Neighbourhood Plan* Marpole Community Plan (Oak)
- + *Marpole Plan Designation* Industrial
- + *Maximum Floor Space Ratio* 3.00 FSR
- + *Potential Density* Up to 184,911 SF for specific uses

## PRICING

- + **Asking Price** ~~\$17,000,000~~  
**\$14,500,000**



## I-2 INDUSTRIAL ZONING

The City of Vancouver designates the General Land use for the property as I-2 Industrial within the South Vancouver Industrial Area within the Marpole Community Plan. In keeping with Council direction regarding the retention of industrial lands, with the exception of strategic sites located close to the Canada Line, alternative land uses for the South Vancouver Industrial Area within the Marpole boundary were not considered through the Marpole Community Plan process.

The Zoning for the Property is I-2, an Industrial District classification which permits a maximum floor space ratio equal to three times the lot area.

## MARPOLE COMMUNITY PLAN

Under the City of Vancouver’s Marpole Community Plan, the Property is located in the “Cambie sub-area”. This area is predominantly a single-family area interspersed with social housing and institutional uses. South of South West Marine Drive, the area is mostly industrial with limited residential and commercial uses. The area has been heavily influenced by the introduction of the Canada Line, which provides rapid transit service to Richmond, YVR International Airport, and downtown Vancouver.



# Location



8955 Shaughnessy Street is situated directly adjacent to the Oak Street Bridge in the heart of the South Vancouver Industrial Lands, providing convenient access to major thoroughfares, including Granville Street and Cambie Street to Downtown Vancouver, the Oak Street and Arthur Laing Bridges to Richmond, the YVR International Airport, and Highway-99 to the Tsawwassen Ferry Terminal and the United States Border.

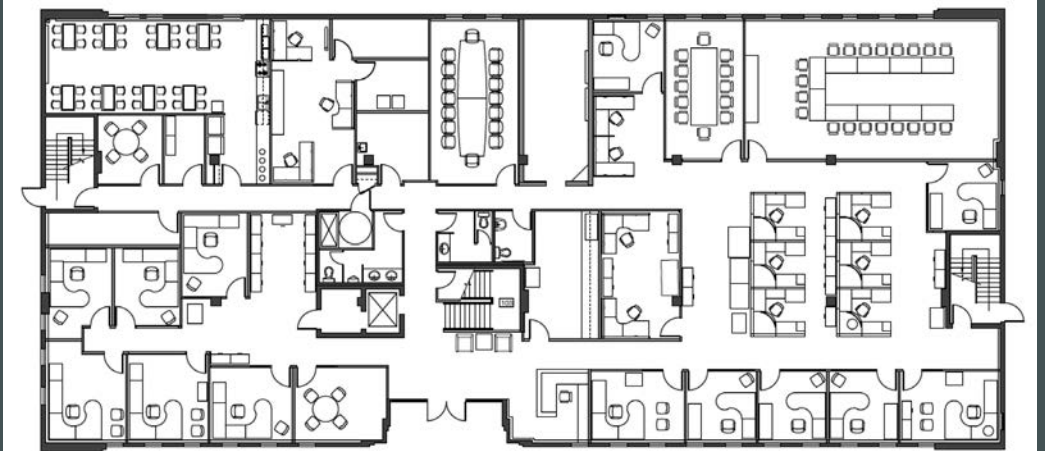
The location is a short walk or transit from the Marine Drive Canada Line Station and several rapid transit routes connecting to all areas of Metro Vancouver. The nearby intersection of Cambie Street and Marine Drive is currently a focus of the development community with a number of significant projects (completed and underway) which will continue to improve the long-term desirability in the area. The Site is adjacent to the Marine Gateway urban town centre which is comprised of several retail stores, restaurants, entertainment services, and other amenities that contribute to a more sustainable and livable neighbourhood.

## DRIVE TIMES

- 4 minutes  
*YVR International Airport*
- 4 minutes  
*Marine Gateway*
- 7 minutes  
*Oakridge Park*



First Floor



Second Floor



# For Sale

8955 Shaughnessy Street, Vancouver, BC



Contact Agents for More Information:

**Luke Gibson**

PERSONAL REAL ESTATE CORPORATION

Senior Vice President

Office Properties

[luke.gibson@cbre.com](mailto:luke.gibson@cbre.com)

604 662 5142

**Adrian Beruschi**

PERSONAL REAL ESTATE CORPORATION

Senior Vice President

Retail Properties

[adrian.beruschi@cbre.com](mailto:adrian.beruschi@cbre.com)

604 662 5138

**CBRE**

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. Content contained in this material has been generated in whole or in part by or with the assistance of generative artificial intelligence. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.