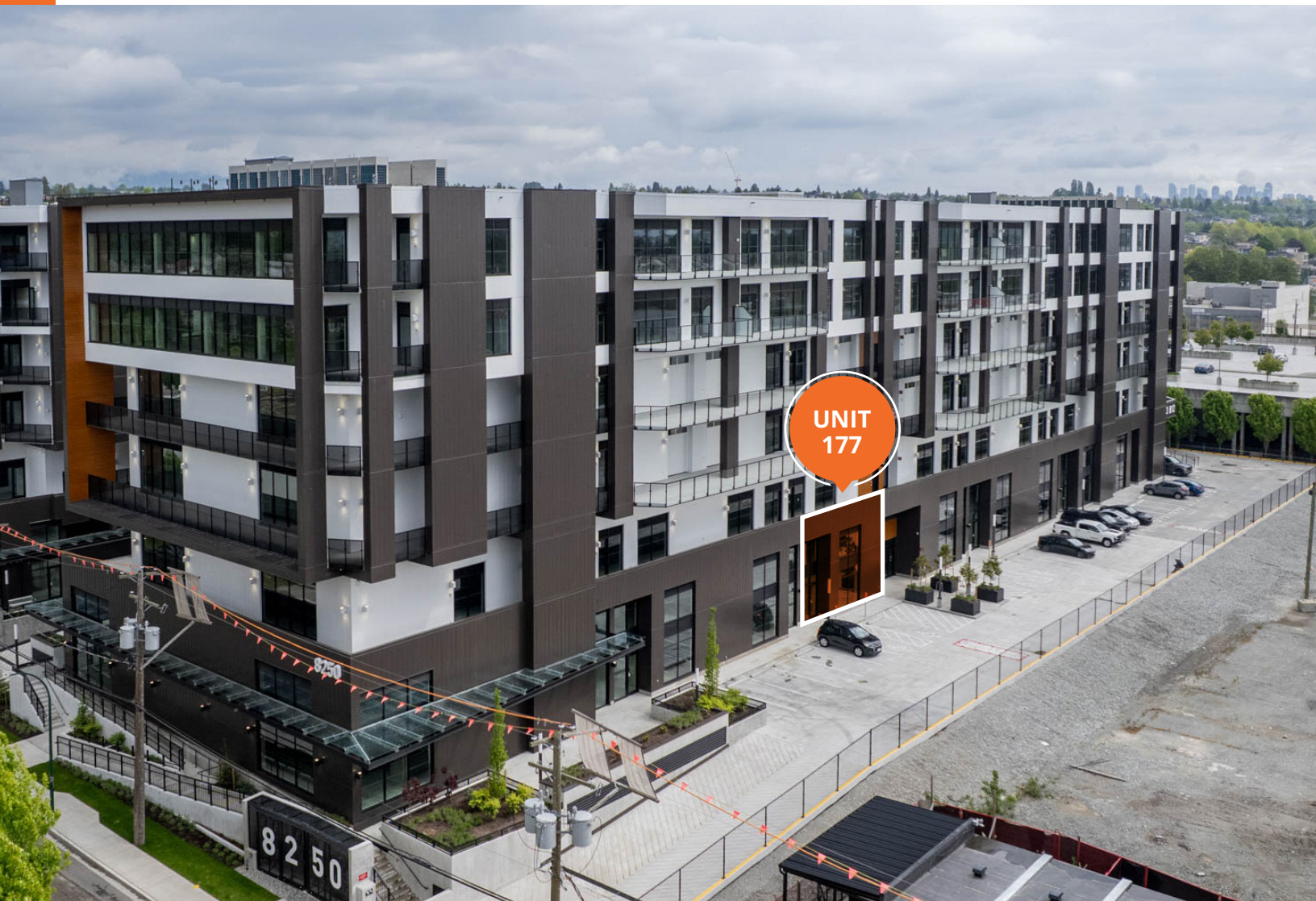


**AVISON
YOUNG**

For Sale

Marine Landing

Unit 177 – 8250 Manitoba Street
Vancouver, BC



Brand new 3,284 sf flex industrial unit
located in the heart of South Vancouver

Ilya Tihanenoks, Principal
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*Gord Robson Personal Real Estate Corporation

Marine Landing

Unit 177 – 8250 Manitoba Street



Property details

UNIT SIZE

Warehouse	2,444 sf
Mezzanine	840 sf
Total	3,284 sf

ZONING

I-2 (General Industrial) allows for a variety of uses including:

- Light manufacturing
- Production & Artist studios
- Storage and warehousing

YEAR BUILT

2025

ASKING PRICE

\$2,528,000

MONTHLY STRATA FEES

\$976.64

AVAILABILITY









Immediate

Opportunity

Avison Young is pleased to present the opportunity to purchase a 3,284 sf industrial unit in the highly desirable Marine Landing Business Centre. This newly built unit boasts modern finishes, 21-foot clear ceilings, and a private grade-level loading bay, offering a functional and attractive workspace suited to a variety of industrial uses.

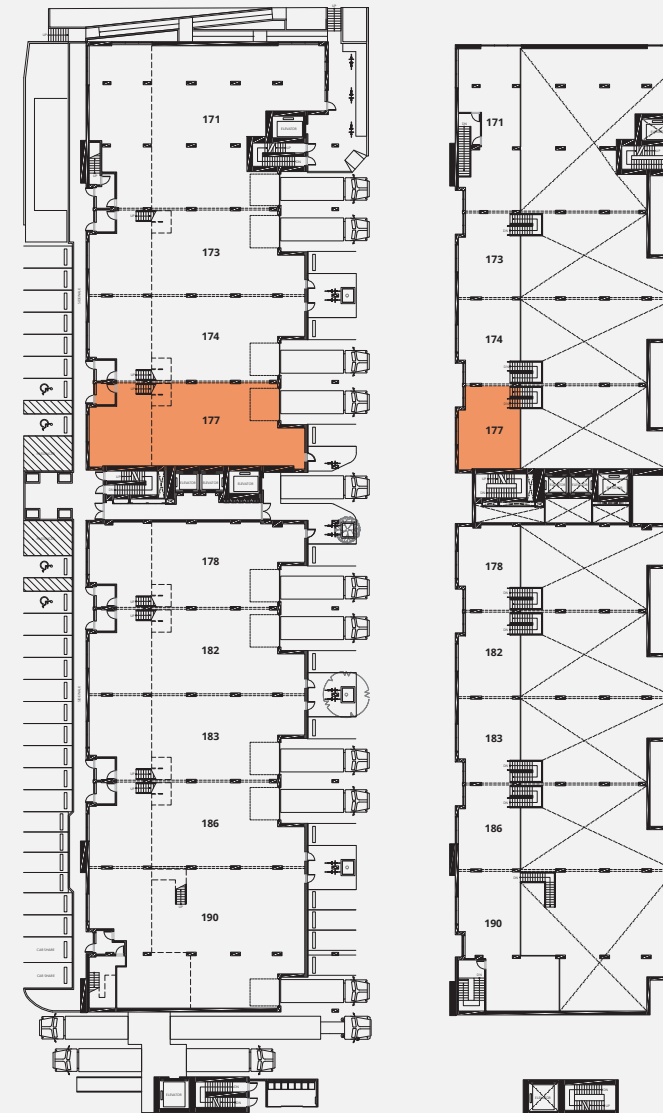
The property includes enhanced security, multiple shared loading areas, oversized roll-up bay doors, and dedicated parking. Located within a new mixed-use industrial and office hub, this is an exceptional opportunity for businesses seeking a secure, well-designed, and conveniently accessible space in South Vancouver.

Unit features

-  Front-entry, rear-loading configuration
-  30' unit width
-  Directly next to common loading bay and building elevator lobby
-  21' clear ceiling height
-  One (1) grade level loading door
-  Three (3) dedicated parking stalls
-  200-amp at 120/208V 3-phase electrical panel
-  Shared rooftop patio space with view of Greater Vancouver



Floor plan






GROUND FLOOR WAREHOUSE

MEZZANINE

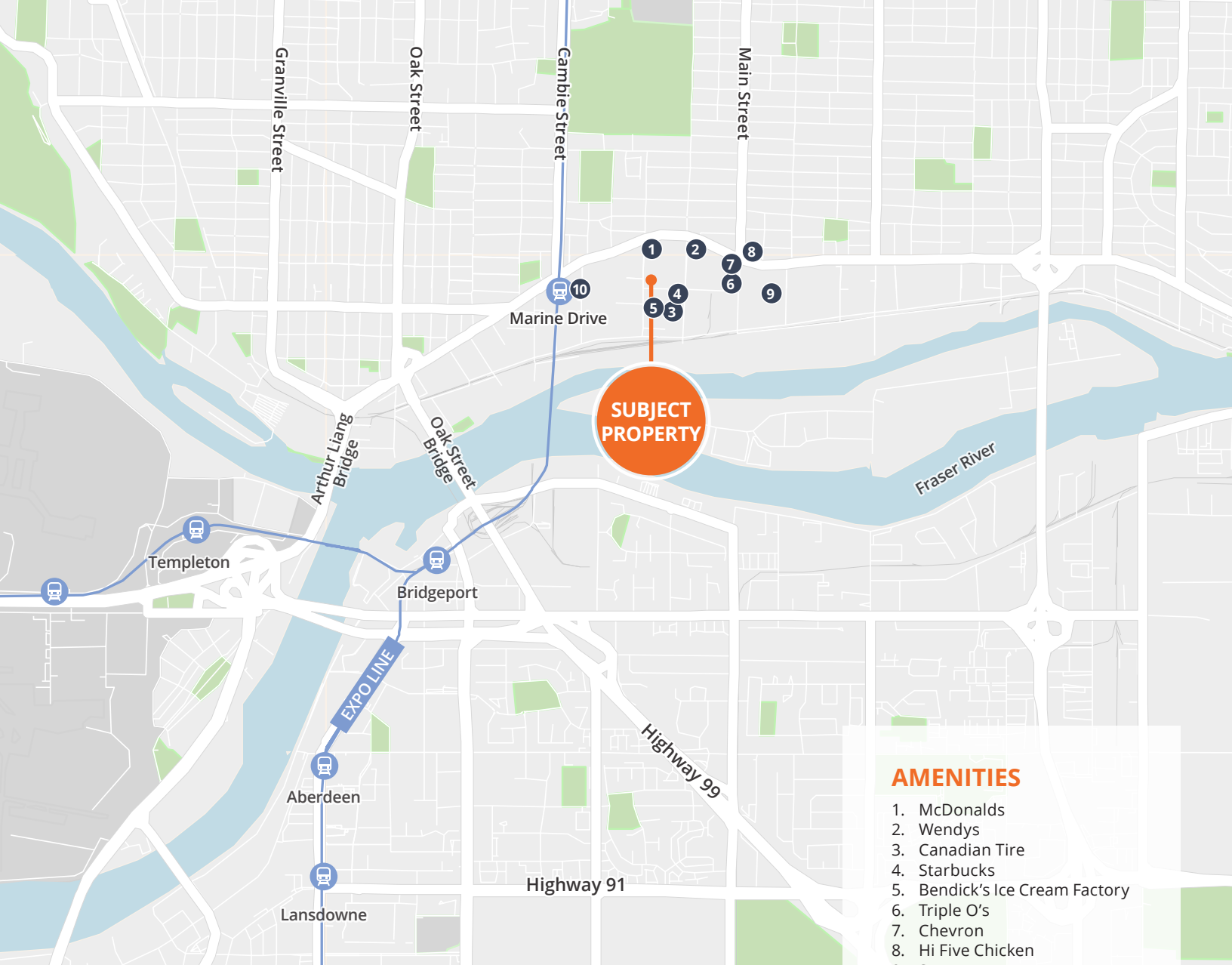
Location

Strategically situated off Marine Drive in South Vancouver, Marine Landing offers convenient access to major transportation routes, including Oak Street Bridge and Knight Street Bridge, providing easy connectivity to Richmond, YVR Airport, and downtown Vancouver. With proximity to transit lines and the Canada Line SkyTrain, this prime location ensures seamless accessibility for both commuters and visitors.

Area highlights

-  New mixed industrial/office hub located in the heart of the city's emerging South Vancouver neighbourhood
-  Easy connections to Downtown Vancouver and Richmond via Marine Drive Canada Line Station (650 meters ; ± 9-minute walk)
-  Proximity to Richmond, Burnaby, Surrey, Delta and the Vancouver International Airport





SUBJECT PROPERTY

AMENITIES

1. McDonalds
2. Wendys
3. Canadian Tire
4. Starbucks
5. Bendick's Ice Cream Factory
6. Triple O's
7. Chevron
8. Hi Five Chicken
9. Superstore
10. Marine Gateway
 - o Starbucks
 - o TD Canada Trust
 - o BMO Bank of Montreal
 - o CIBC Banking Centre
 - o Shoppers Drug Mart
 - o Fitness World
 - o Cineplex Cinemas
 - o T&T Supermarket
 - o Sleep Country Canada
 - o Winners
 - o A&W

DRIVE TIMES

Highway 99	5 Minutes
Marine Gateway	6 Minutes
YVR Airport	10 Minutes
Metrotown	18 minutes
Downtown Vancouver	20 Minutes



86 Walk Score
"Very Walkable"



76 Transit Score
"Excellent Transit"



83 Bike Score
"Very Bikeable"

Contact for more information

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COMPANIES**
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