

For Sale

# 1324 Franklin Street

Vancouver, BC



Freestanding Industrial Building Located in Vancouver's Vibrant Strathcona Neighbourhood

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## Property Details

**Address:** 1324 Franklin Street, Vancouver, BC

**Legal Description:** Lot 2, except the south 10 feet now lane, Block 6 of Block B, District Lot 182, Plan 186, PID: 015-644-090

Lot 3, except the south 10 feet now lane, Block 6 of Block B, District Lot 182, Land District 36, Plan 186, PID: 015-644-10

**Lot Size:** 94.32' by 122' = 11,507.04 sq. ft.

**Building Area (Approx.):**

Main Floor	11,160 sq. ft.
2nd Floor	1,841 sq. ft.
<b>Total</b>	<b>13,001 sq. ft.</b>

Additional storage area of approx. 5,900 sq. ft.

**Zoning:** M-2 Industrial

**Community Plan:** Grandview-Woodland  
Cedar Cove - Portside Industrial

**FSR:** 5.0

**Property Taxes:** \$65,393.90 (2025)

**Price:** **Contact Listing Agents**



## The Opportunity

CBRE Limited is pleased to present the opportunity to acquire a freestanding industrial building in Vancouver's vibrant Strathcona neighbourhood. This well-maintained concrete warehouse is situated on an 11,507 sq. ft. lot and offers 13,001 sq. ft. of office and showroom space, complemented by an additional 5,900 sq. ft. (approx.) of storage. Key features include two grade-level loading doors, clear ceiling heights of up to 18', and 2 double doors of the lane.

Strategically located within the Grandview-Woodland Community Plan (Cedar Cove – Portside Industrial) and benefiting from a generous Floor Space Ratio (FSR) of 5.0, this property presents an exceptional opportunity for owner-users seeking to relocate just minutes from downtown Vancouver and major transportation corridors.

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1324 Franklin Street  
Vancouver, BC



## Property Features



Well maintained concrete warehouse building



Ceiling heights 15' 10" to 18'



2 grade loading doors off Franklin Street



2 double doors off the lane



2nd floor area features office and showroom

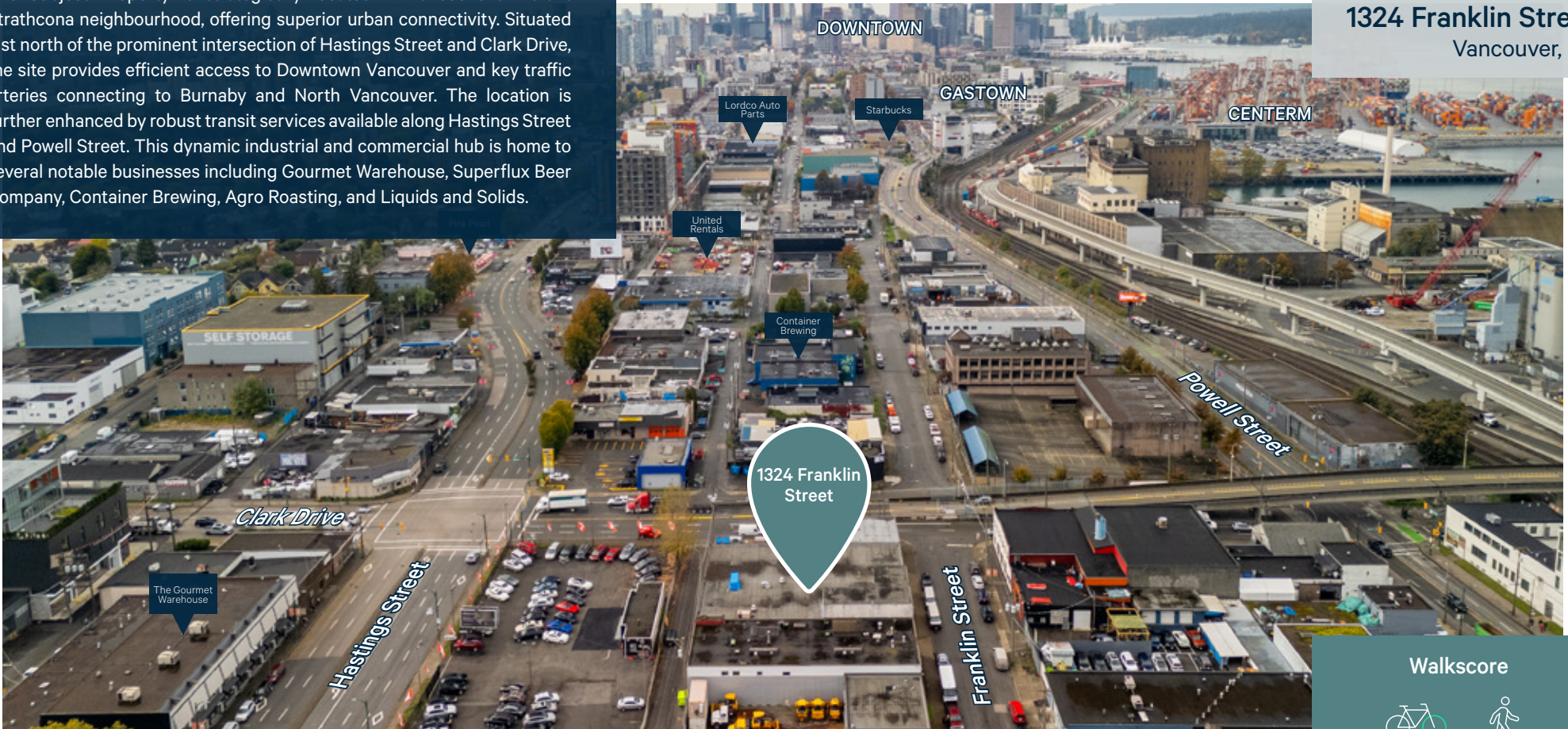


2nd floor area features self-contained suite



The Subject Property is strategically located in Vancouver's vibrant Strathcona neighbourhood, offering superior urban connectivity. Situated just north of the prominent intersection of Hastings Street and Clark Drive, the site provides efficient access to Downtown Vancouver and key traffic arteries connecting to Burnaby and North Vancouver. The location is further enhanced by robust transit services available along Hastings Street and Powell Street. This dynamic industrial and commercial hub is home to several notable businesses including Gourmet Warehouse, Superflux Beer Company, Container Brewing, Agro Roasting, and Liquids and Solids.

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**Walkscore**

**94** **77**  
 Bike Score Walk Score

**For more information contact:**

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