



8439 Granville Street | Vancouver, BC

FOR SALE | Premium Commercial Retail Unit

Chris Oteman
Commercial Leasing & Sales
604 828 0535
coteman@naicommercial.ca

Jesse Godin
Senior Associate
Commercial Sales & Leasing
604 691 6636
jgodin@naicommercial.ca

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca

8439 Granville Street

Vancouver, BC

Opportunity

Introducing a rare opportunity to secure a premium commercial retail unit in the heart of Vancouver's vibrant Marpole neighbourhood on the West Side. This brand-new CRU at the highly anticipated W68 project offers unbeatable visibility, a sleek, modern design, and high-traffic exposure ideal for retailers, service-oriented businesses, or creative commercial users looking to anchor in a thriving community. The CD-1 zoning allows for a wide range of commercial uses - including retail, professional office, healthcare, education, and financial. Located just minutes from the Vancouver International Airport, Marine Gateway, and the Marine Drive Canada Line Station. On-site parking, direct access from the sidewalk, and a highly visible signage opportunity facing Granville Street.



Property Details

Legal Description

Strata Lot 71, District Lot 325, Group 1, New Westminster District, Strata Plan EPS11680, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V PID: 032-688-687

Unit Area

1,528 SF

Year Built

2025

Power

3-Phase (100A-600V)

Ceiling Height

18.5'

Parking

3 reserved stalls

Loading

Access to commercial loading area

Zoning

CD-1

Price

\$3,438,000



**8439
GRANVILLE ST**

**BMO BANK OF
MONTREAL**

SAFeway

**GRAND MARPOLE
MARKET**

BC LIQUOR

SW MARINE DR

GRANVILLE ST

W 70TH AVE

SHELL

NEARBY RESTAURANTS & SERVICES

- McDonald's
- Starbucks
- Tim Hortons
- Fatburger
- Jollibee
- Subway
- RBC Royal Bank
- Scotiabank
- CIBC
- JJ Bean
- Urban Fare
- TD Bank
- London Drugs
- Shoppers

Chris Oteman
Commercial Leasing & Sales
604 828 0535
coteman@naicommercial.ca

Jesse Godin
Senior Associate
Commercial Sales & Leasing
604 691 6636
jgodin@naicommercial.ca



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca