



842 – 850 Powell Street | Vancouver, BC

## FOR SALE | Development Site

### High Density M2-Zoned Site in East Vancouver's Port Industrial Area

Opportunity to acquire two properties with the potential to expand and assemble the neighboring lots in East Vancouver's port industrial area. This site is at the junction where East Cordova St and Powell St converge making it very unique and highly visible with great future access opportunities. Exceptional long term hold with stable cash flow, or develop in this high density industrial zone (M-2) that allows up to a 5.0 FSR.

- Listed With NAI
- Listed For Sale
- Potential Assembly

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**NAI Commercial**

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## Location

The subject property is situated on the southeast corner of Powell Street and Cordova Diversion and only two blocks north of East Hastings Street located in the portside industrial area of East Vancouver's Grandview-Woodland neighbourhood. This location offers direct access to Downtown Vancouver (a 5-minute drive), the Port of Vancouver, major transportation routes and excellent exposure to the booming Powell Street corridor.

## Overview

This site consists of two separate properties under one ownership. 850 Powell St is improved with a 3,274 SF retail pad with one of only two Starbucks drive thru locations in Vancouver, a Subway franchise and a pizza parlor. 842 Powell St is improved with a single storey building which is approximately 2,000 SF leased to a Philippine Society group. 842 & 850 Powell St provide a combined floor area of 16,976 SF. The remaining properties on Powell St, if assembled, could provide a site area up to approximately 40,845 SF and a potential maximum density over 200,000 SF.

## Zoning

**M-2** – this is a general manufacturing zoning which allows for a wide range of uses including: Brewing/Distilling, Catering, Furniture Manufacturing, Wholesaling, General Office, Retail, Restaurant and much more.

For development purposes, this zoning will allow a maximum density of 5 times the lot size (FSR) and a maximum height of 30.5 meters or approximately 100 feet.

## Price

Please contact agent for guidance.

| Address       | PID         | Lot Size (SF) | Dimensions  | Potential Density  | Property Tax (2024) | Status          |
|---------------|-------------|---------------|-------------|--------------------|---------------------|-----------------|
| 850 Powell St | 025-882-988 | 14,101        | IRR         | 70,505 BSF         | \$71,395            | Listed With NAI |
| 842 Powell St | 013-411-195 | 2,875         | 25' x 115'  | 14,375 BSF         | \$16,773            | Listed With NAI |
|               | 013-410-717 |               |             |                    |                     | Listed With     |
| 838 Powell St | 013-410-709 | 8,626         | 75' x 115'  | 43,130 BSF         | \$48,340            | MacDonald       |
|               | 013-410-695 |               |             |                    |                     | Commercial For  |
|               |             |               |             |                    |                     | \$5,249,000     |
| 828 Powell St | 007-051-514 | 15,243        | 125' x 122' | 76,215 BSF         | \$83,691            | Not Listed      |
| <b>Total</b>  |             | <b>40,845</b> |             | <b>204,225 BSF</b> | <b>\$220,199</b>    |                 |

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