



For Sale Office, Industrial

62 West 8th Avenue

Prime investment or owner-user opportunity with stunning views, vendor leaseback income, and unbeatable SkyTrain access in a secure concrete building

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62 West 8th Avenue

An exceptional opportunity to acquire a 14,970 SF high-quality concrete building featuring stunning views, expansive outdoor decks, secure underground parking, and a prime location just half a block from Jonathan Rogers Park.

Property Details

Address
62 West 8th Avenue, Vancouver, BC

PID
015-548-597

Building Size
2nd Floor 4,131 SF
3rd Floor 4,027 SF (North Facing Deck)
4th Floor 3,683 SF
5th Floor 3,129 SF (South Facing Deck)

Total 14,970 SF

Total Site Size
5,049 SF

Dimensions
Width 49.5 ft x Depth 102 ft

Zoning
I-1 - Light Industrial

Broadway Plan Designation
Broadway Shoulder Area East
- Area A (MBSA)

Permitted Density
4.5 FSR (22,720.5 SF)

Tenant Mix
Owner-occupied

Can be delivered vacant or with medium to short term lease back

NOI
Contact Listing Agents

Price
Contact Listing Agents

Property Highlights



Fantastic owner-user/investor/developer opportunity



Equipped with a versatile freight passenger elevator for easy access and transport



Potential for immediate holding income with Vendor Leaseback



Located within a 10-minute walk from the Canada Line Broadway-City Hall Station



Outstanding unobstructed views from top floors with outdoor decks



Radiant in-floor heating throughout for energy-efficient warmth



Secure underground parking (10 stalls), parking stalls at rear of building (4 stalls), and concrete construction



1 dock loading

Lennard:

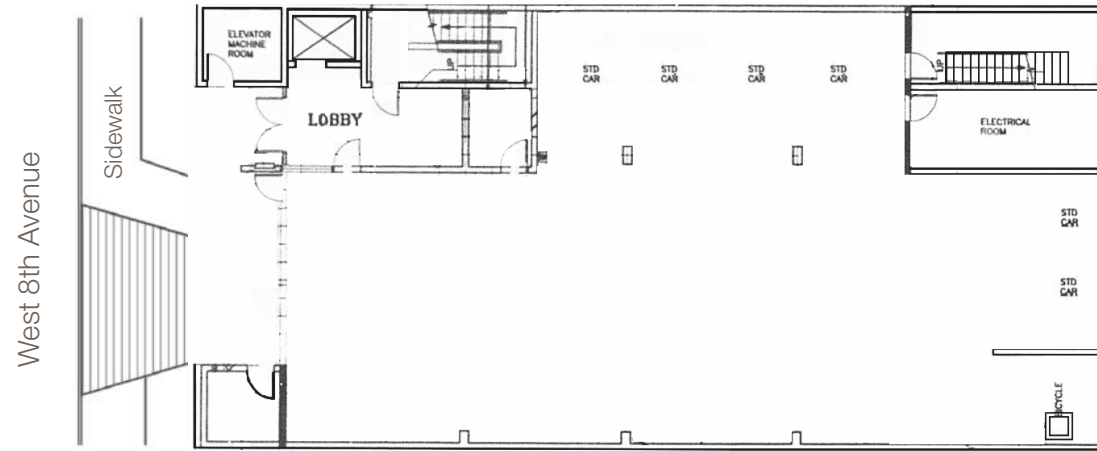
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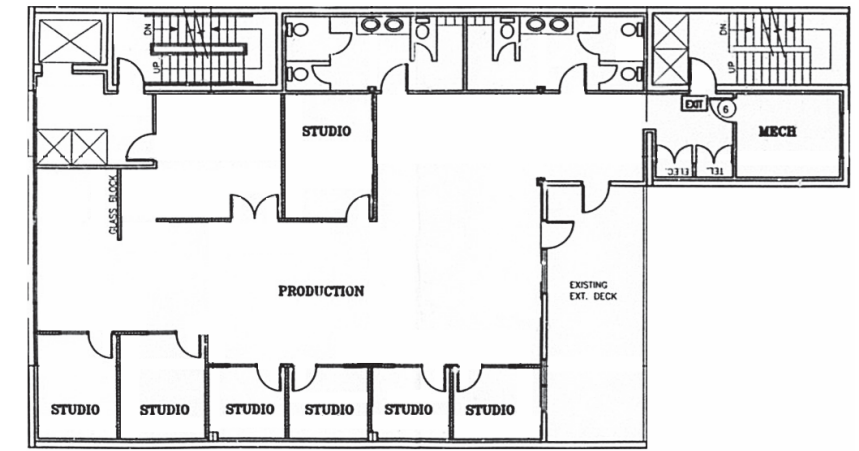
62 West 8th Avenue

Floor Plans

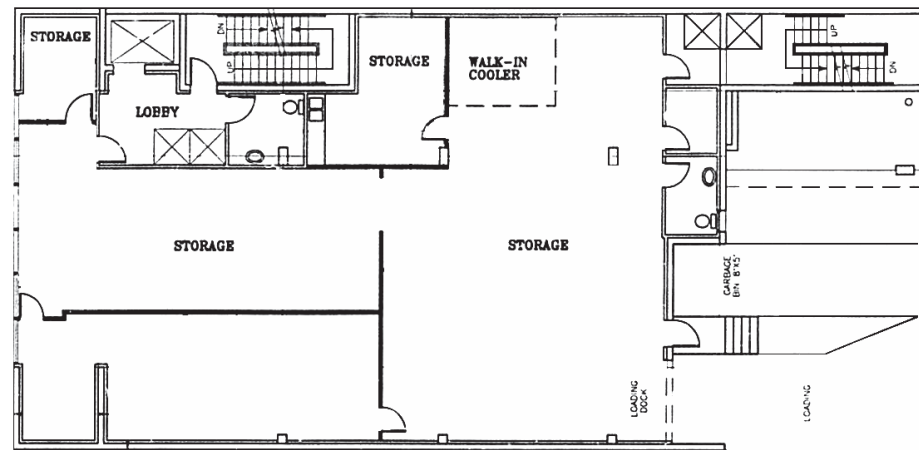
Main Floor • Parking



Fourth Floor • 3,683 SF

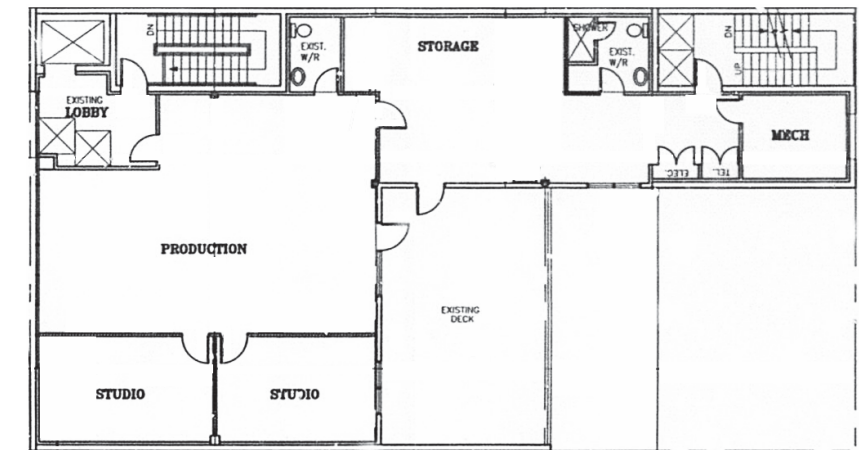


Second Floor • 4,131 SF



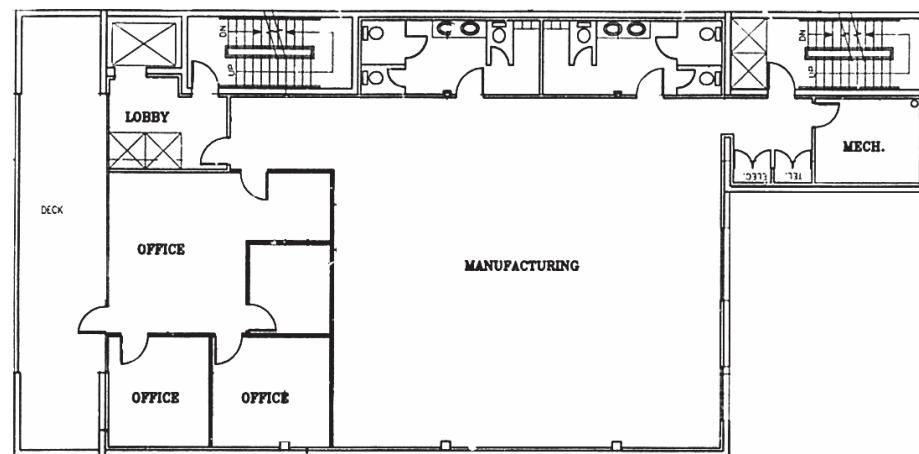
Fifth Floor • 3,129 SF

South Facing Deck



Third Floor • 4,027 SF

North Facing Deck



Robust Technology Infrastructure

- 14 Fibre Optic Drops to building DMARC, offering plenty of high speed internet bandwidth capacity
- Dedicated Communications/IT Closet per floor
- 24/7 monitored security system

Building Specs

- 120/208 V
- 3 Phase
- 4 Wire
- 600 Amps



<p>Walk Score</p> <p> 98</p> <p>Walker's Paradise</p>	<p>Transit Score</p> <p> 84</p> <p>Excellent Transit</p>	<p>Bike Score</p> <p> 96</p> <p>Biker's Paradise</p>
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62 West 8th Avenue

Location

Conveniently situated on the south side of West 8th Avenue, just east of Manitoba Street, the property boasts unobstructed views of the North Shore Mountains. Its central location offers quick and efficient access to Downtown Vancouver, Fairview, Kitsilano, and False Creek. Additionally, it is only a 10-minute walk to the Broadway–City Hall SkyTrain Station and a 20-minute drive to Vancouver International Airport.

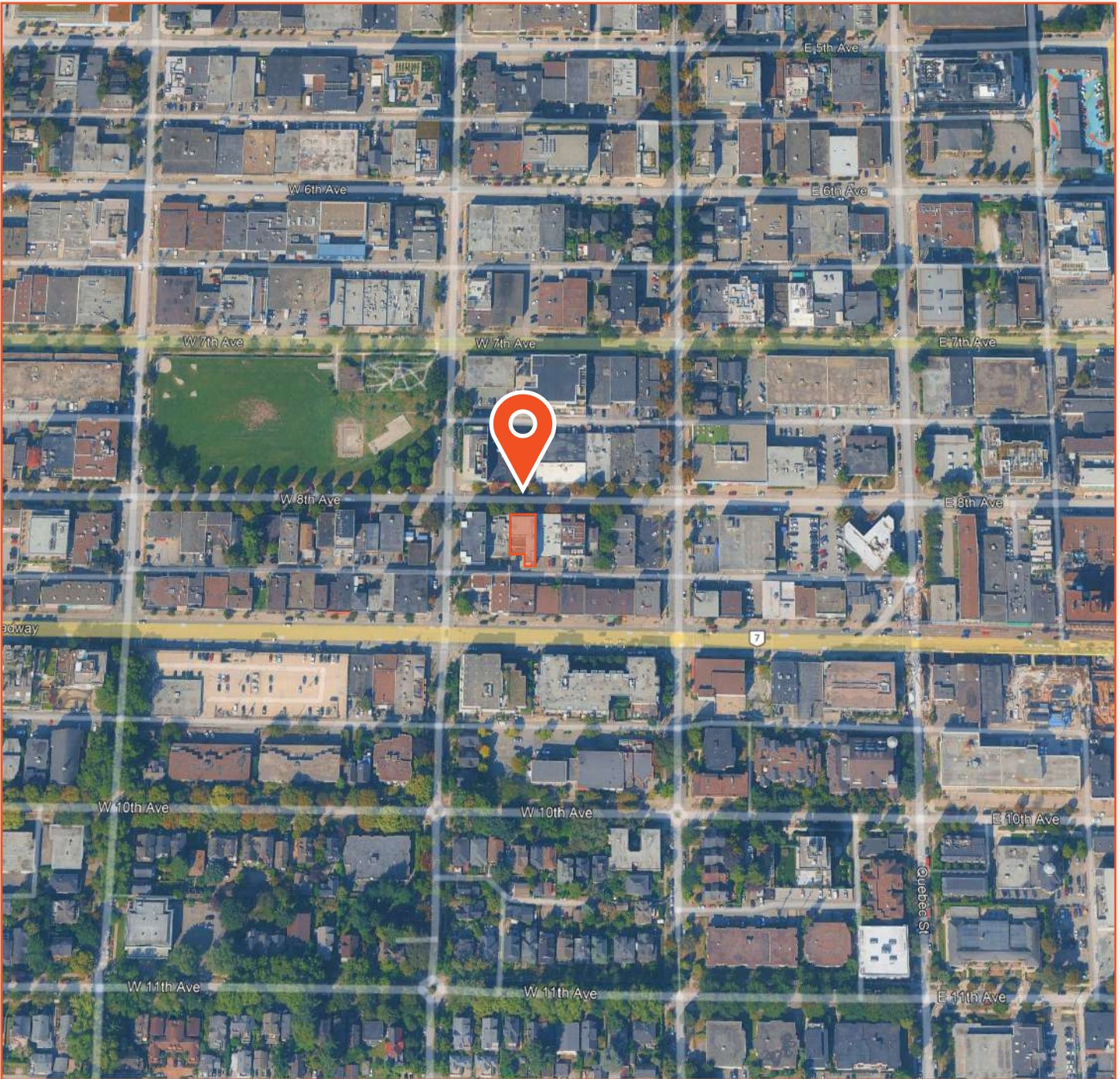
Restaurants & Bars

- 1 Small Victory Baker
- 2 La Taqueria Pinche Taco Shop
- 3 Fatburger
- 4 Forêt Noire Café
- 5 Milano Coffee Roasters
- 6 Casa Molina
- 7 Mount Pleasant Vintage & Provisions
- 8 Purebread
- 9 Tacofino
- 10 Nuba Cafe and Catering

- 11 La Fabrique St-George Winery
- 12 Elysian Coffee
- 13 33 Acres Brewing Company
- 14 Roastery Modus
- 15 Italia Bella Bar & Grill
- 16 Best Burrito
- 17 Steamworks
- 18 Key Party

Shops and Services

- 19 Sport Chek
- 20 Fjällräven
- 21 The Bike Doctor
- 22 Murata
- 23 Bikes For All
- 24 No Frills
- 25 Max-Performance Sports & More
- 26 Canadian Tire
- 27 Save-On-Foods
- 28 Home Depot



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