



For Sale & Lease: Office, Industrial

99 West 6th Avenue Vancouver, BC

Rare Mount Pleasant Offering

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Opportunity

Strategically positioned at the intersection of West 6th Avenue and Manitoba Street, 99 W 6th Avenue offers a rare opportunity to acquire a highly visible and versatile commercial property in the heart of Mount Pleasant—one of Vancouver's most sought-after urban districts.


This freestanding building is ideally suited for a wide range of users, including creative office, light industrial, or showroom purposes, with flexible zoning that supports future redevelopment potential. Whether for investment, repositioning, or owner-occupation, this property delivers a compelling blend of location, utility, and upside.

Property Summary

 Address
**99 West 6th Avenue
Vancouver, BC**

PID
003-860-132

Legal Description
**LOT 14, BLOCK 32, PLAN VAP197, DISTRICT
LOT 200A, GROUP 1, NEW WESTMINSTER LAND
DISTRICT, EXCEPT PLAN EAST 40 FEET**

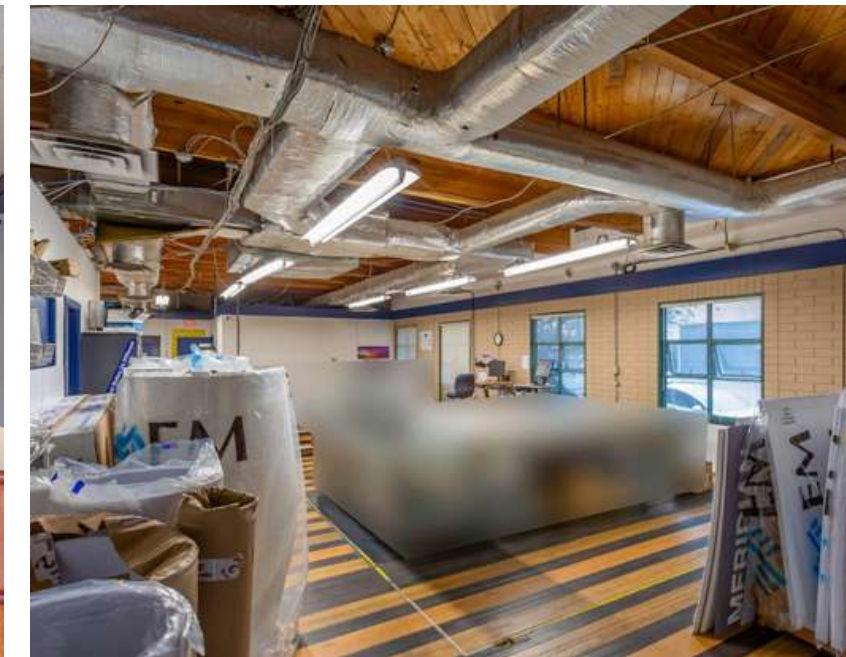
 Total Available Space
15,023 SF

 Year Built
1972





 Zoning
I-1 - Industrial

 Sale Price
Contact Listing Agents

Lennard:







Property Highlights

-  Prominent frontage at the intersection of West 6th Avenue and Manitoba Street for maximum visibility and signage potential
-  Ideal for owner-users or investors seeking a flexible and self-contained asset
-  Rare on-site parking (15 stalls) in a high density urban location supporting a wide range of users
-  2 loading bays including an elevator loading bay for the upper floor

-  Flexible zoning permits a broad range of uses including office, light industrial, showroom, and creative space
-  Opportunity for long-term value creation through repositioning or redevelopment in a high-demand urban market
-  Fully renovated building featuring washrooms on both levels, allowing for flexible demising and potential dual tenancies

Area Highlights

-  One of Vancouver's most desirable and fastest-growing urban hubs.
-  Minutes to Olympic Village, False Creek, Main Street, and downtown Vancouver.
-  Home to a thriving community of design firms, studios, and technology companies.
-  Surrounded by cafés, breweries, restaurants, and fitness studios that attract talent and lifestyle-oriented businesses.
-  Steps from major bus routes, the future Broadway Subway, and the Central Valley Greenway.

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Location

Situated at the crossroads of West 6th Avenue and Manitoba Street, 99 W 6th lies in the heart of Mount Pleasant, one of Vancouver's most vibrant and rapidly evolving commercial districts. This coveted location offers unbeatable connectivity, just minutes from Olympic Village, the Broadway- City Hall transit corridor, and downtown Vancouver.

Surrounded by a dynamic mix of creative offices, tech companies, breweries, cafés, and lifestyle amenities, the property is ideally positioned to benefit from the area's continued growth and revitalization. With an urban village feel and strong pedestrian and bike accessibility, this is a location that seamlessly blends business with culture making it a magnet for forward-thinking users and investors alike.



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