

FOR LEASE

1871 POWELL STREET

Charming Port Town Commercial Space Opportunity





THE BUILDING + LOCATION

The subject property is situated in the heart of Vancouver's vibrant Port Town district, one of the city's original industrial hubs at the northern tip of Grandview Woodland, in the heart of Cedar Cove. Just two blocks north of the innovative Ironworks Development by Conwest, the area has evolved into a hotspot, drawing influence from the nearby Gastown and Railtown markets. This thriving district is now brimming with chic restaurants, cafés, distilleries, microbreweries, and creative spaces. Visit standout spots like Angela Pastificio, Nero Tondo, Niwa, and Nabi House for a unique meal, or unwind with a handcrafted beer at popular breweries such as Parallel 49, Humblebee, or Storm Brewing. Stop by local favorites like JJ Bean Coffee Roasters, Pallet Coffee Roasters, or Far Out Coffee Post for a perfectly brewed cup.

Cedar Cove is an ethnically diverse area of Vancouver, full of eclectic charm and character, dense with low to mid high-rise apartment buildings. With the recently implemented Grandview-Woodland Community Plan, the city has devised a thoughtfully managed framework for the anticipated population growth of 10,000 people moving into the area in the decades to come while still protecting the neighborhood's character. New development opportunities have emerged with several developers having secured future development sites in the area, positioning the area for continued residential and commercial growth.



the features



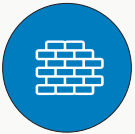
Exceptional opportunity to lease a small format commercial space



Exceptional window frontage and skylights providing abundant natural light



Fully repainted building with updated glass store fronts, aluminum and glass entry doors featuring brushed stainless handles



Exposed and repointed wooden beams, portions of exposed brick, and concrete flooring throughout



New electrical panels with 200 AMP 3 phase 347/600 V service to the building



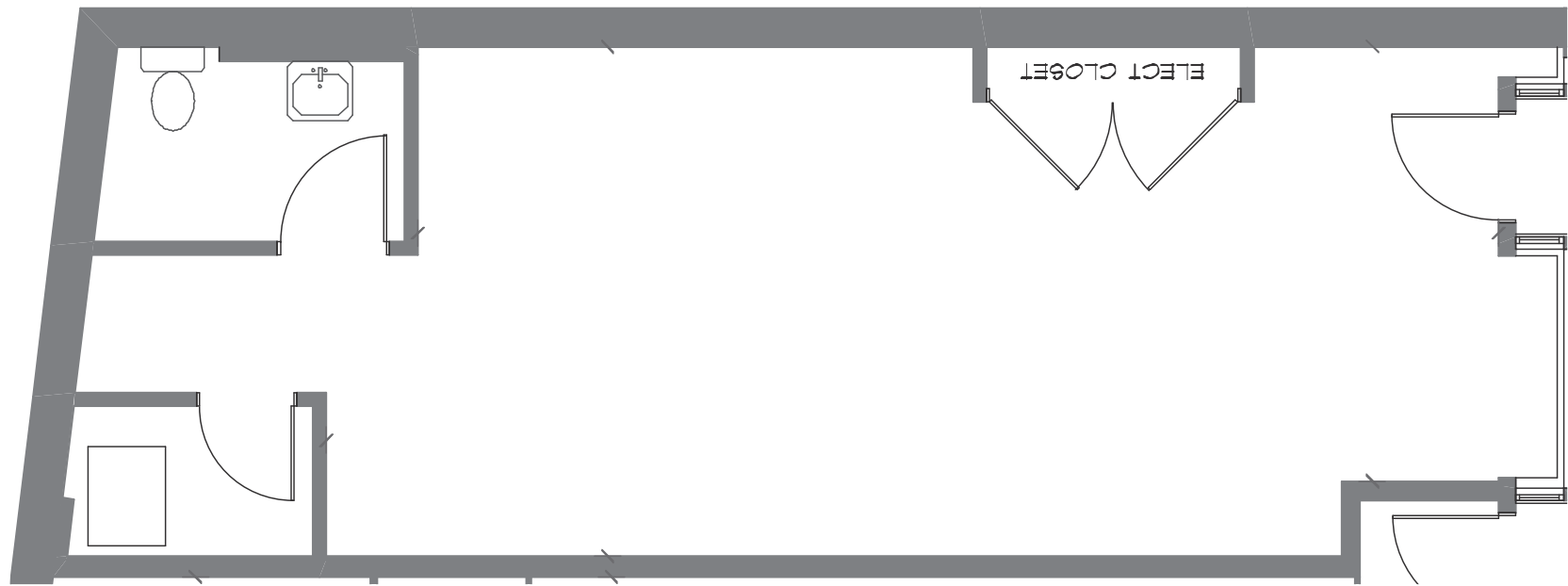
Modern track lighting throughout



Private washroom



FLOOR PLAN & SALIENT FACTS

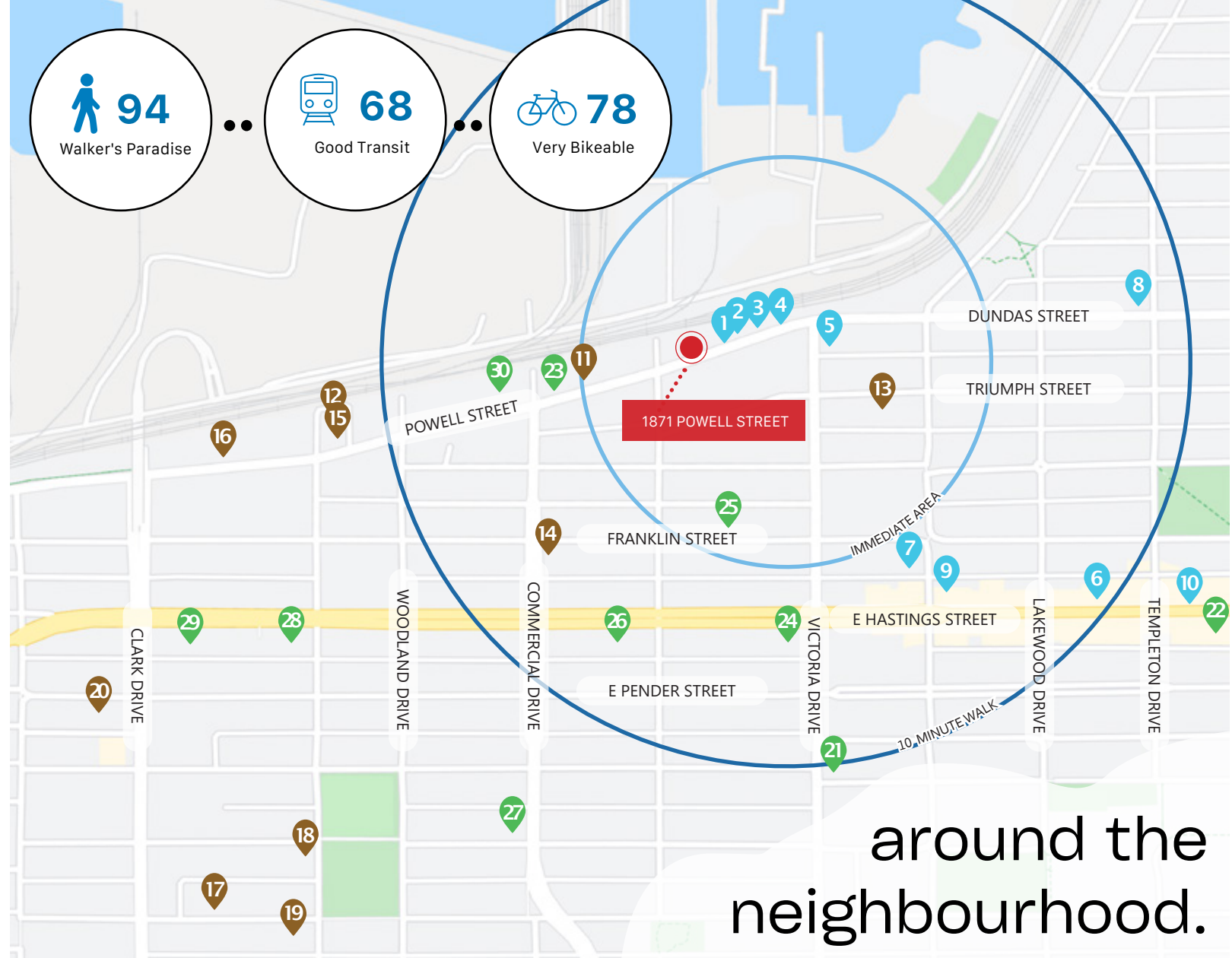


SIZE: ¹	GROSS RENT: ²	ZONING:	AVAILABILITY:
671 SF (Approx.)	\$3,800.00/month + GST	M-1 (Industrial)	Please contact agent

¹All sizes are approximate and subject to verification.

²Gross rent currently equates to this amount plus GST. Lease to be fully triple net. Estimated additional rent is \$13.62 (2026 est.).

³Floor plans may not be 100% accurate and are subject to verification.



around the
neighbourhood.

CAFÉS + RESTAURANTS

1. Angela Pastificio
2. Niwa
3. Nero Tondo
4. Nabi House
5. JJ Bean Coffee Roasters
6. Mr Red Cafe
7. Pallet Coffee Roasters
8. Far Out Coffee Post
9. Yama Cafe
10. Doe Coffee

CRAFT BREWERIES

11. Odd Society Spirits
12. Threefold Beer & Pizza
13. Parallel 49 Brewing Company
14. Storm Brewing
15. Slow Hand Beer Company
16. Powell Brewery
17. Off The Rail Brewing Co.
18. East Van Brewing Company
19. Bomber Brewing
20. Superflux Beer Company

SHOPPING + AMENITIES

21. Bosa Foods
22. Windsor Meats
23. Dandelion Records
24. Shell
25. Blue Light Studio
26. Mudlab Pottery
27. York Theatre, The Cultch
28. Sahota's No Frills
29. The Gourmet Warehouse
30. Subtle Flex Streetwear

Contact Us

ROBERT THAM

604.609.0882 Ext. 223

robert@corbelcommercial.com

MARC SAUL PREC

604.609.0882 Ext. 222

marc@corbelcommercial.com

DENVER MENDOZA

604.609.0882 Ext. 221

denver@corbelcommercial.com

NATHAN ARMOUR PREC

604.609.0882 Ext. 226

nathan@corbelcommercial.com

INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.