

FOR SALE

1696 FRANKLIN STREET • VANCOUVER • BRITISH COLUMBIA



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REMAX
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Each office independently owned and operated.



POSITION YOUR BUSINESS FOR SUCCESS WITH THIS EXCEPTIONAL FREEHOLD INDUSTRIAL OPPORTUNITY IN ONE OF VANCOUVER'S ESTABLISHED INDUSTRIAL CORRIDORS. Situated on a 9,085 sq. ft. corner lot, this property features approximately 7,000 sq. ft. of clean, open warehouse space that has been significantly updated and is ready for immediate occupancy, plus approximately 2,000 sq. ft. of secured yard or parking. The warehouse offers 17' clear ceiling height, two grade-level loading doors, single-phase and 3-phase power (200 amps each), and an efficient open layout with washroom facilities. Zoned M-2 Industrial, the property also presents outstanding long-term redevelopment potential with a maximum buildable area of approximately 45,425 sq. ft. Vacant possession allows owner-users, investors, and developers to capitalize on this rare opportunity immediately.



FREEHOLD INDUSTRIAL
VANCOUVER
WAREHOUSE SPACE

LOT SIZE:
9,085 SF

BUILDING SIZE:
~7,000SF

SALE PRICE:
\$5,200,000

AVAILABILITY:
IMMEDIATELY

MLS NUMBER:
C8080362

ZONING:
M2



Amenities

RESTAURANTS & CAFES

1.

Yolks
2.

Resurrection Spirits
3.

Storm Brewing LTD.
4.

Cafe Rosemary
5.

Waffle Haus Burger
6.

Fourth Avenue Treats
7.

Superflux Beer Company
8.

Container Brewing Ltd.
9.

Timbertrain Coffee Roasters
10.

Earnest Ice Cream

SHOPPING AND GROCERIES

1.

Dollarama
2.

Mike's NOFRILLS
3.

Gourmet Warehouse



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