

PRICE REDUCED

# For Sale

330 Heatley Avenue, Vancouver BC

A well-positioned opportunity to acquire a M-2 zoned mixed office and industrial asset in the heart of Vancouver's Strathcona district



Subject  
Property

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**AVISON  
YOUNG**

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## PROPERTY DETAILS

### ADDRESS

330 Heatley Avenue, Vancouver, BC

### PID

007-986-378

### LEGAL DESCRIPTION

Lot D Block 60 District Lot 181 Plan 13966

### BUILDING SIZE

12,726 sf

### LOT AREA

8,297.76 sf (68.02 x 121.99)

### ZONING

M-2 Industrial

### FLOOR SPACE RATIO

5.0 FSR

### NOI

\$240,000

### VACANT POSSESSION

Current tenant's lease expires September 2026

### ASKING PRICE

~~\$5,250,000~~ \$4,800,000

### PROPERTY TAX

\$61,403.90 (2025)

### BCAA

\$5,142,000 (2026)



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## OPPORTUNITY

Avison Young is pleased to present 330 Heatley Avenue, an exceptional opportunity to acquire a well-maintained 12,726 sf mixed-use industrial and office asset. The building features two levels of improved office space, partially covered parking, and grade loading, offering immediate functionality for owner-occupiers while also presenting strong income potential and long-term redevelopment upside for investors, with holding income in place until September 2026.

Situated in Vancouver's evolving Strathcona district, the Property benefits from a central city-fringe location with seamless connectivity to the Downtown core, the Port, and major transit and logistics corridors throughout Metro Vancouver.

## LOCATION









Located at the corner of East Cordova Street and Heatley Avenue, the property benefits from its position within East Vancouver's Strathcona community, one of the city's most character-rich neighbourhoods. The area is known for its diverse blend of coffee shops, local dining destinations, micro-breweries and a strong presence of longstanding industrial and production users.

The subject property is located approximately 1.0 km, a 15 minute walk, from the new St. Paul's Hospital and Health Campus, an 18-acre development in the False Creek Flats positioned directly behind Pacific Central Station and the Main Street-Science World SkyTrain Station.

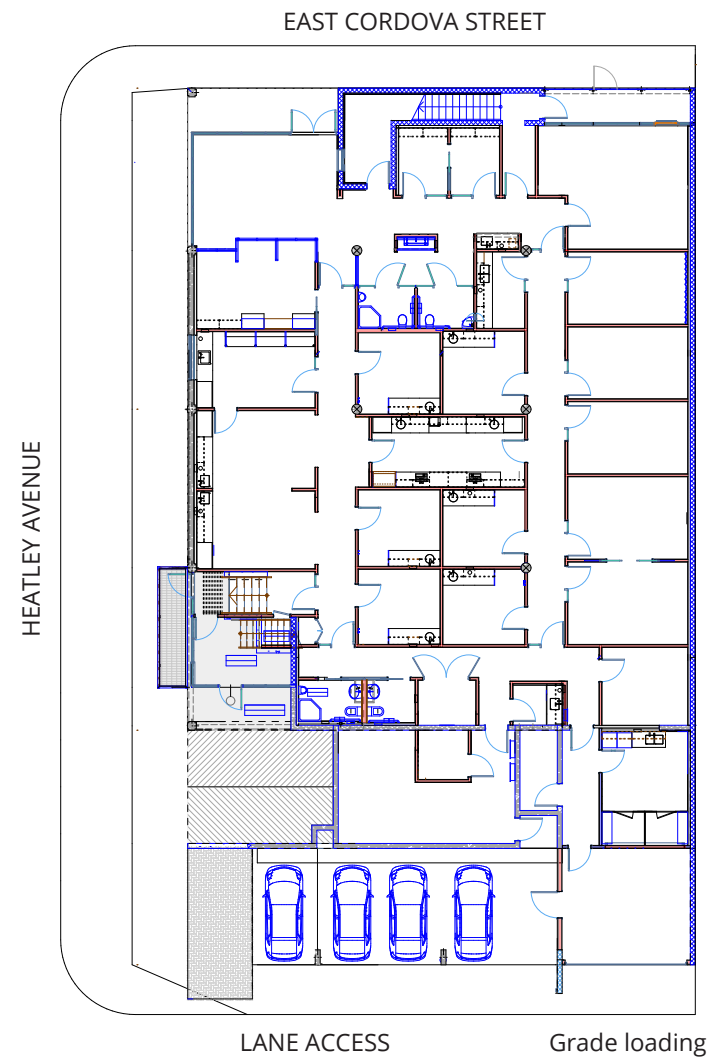
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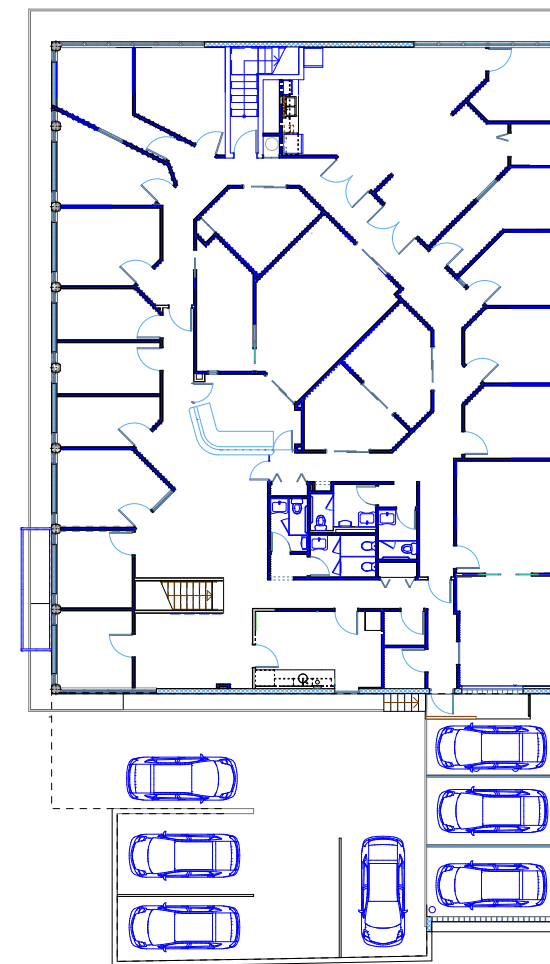
## OPPORTUNITY & DEVELOPMENT HIGHLIGHTS

-  In proximity to the new St. Paul's Hospital and Health Campus, a short 7-minute drive away
-  A 12,726 sf industrial facility with two (2) levels of well maintained and upgraded office space
-  Vacant possession, providing an excellent owner-user opportunity, or investment and future development options
-  8,298 sf lot, up to 5.0 FSR (41,489 buildable sf)
-  Partially covered parking on both levels with four (4) stalls on the first level and seven (7) stalls on the second level (fenced and secured)
-  One (1) grade loading door
-  HVAC heating/cooling
-  Holding income in place until September 2026

### FIRST LEVEL



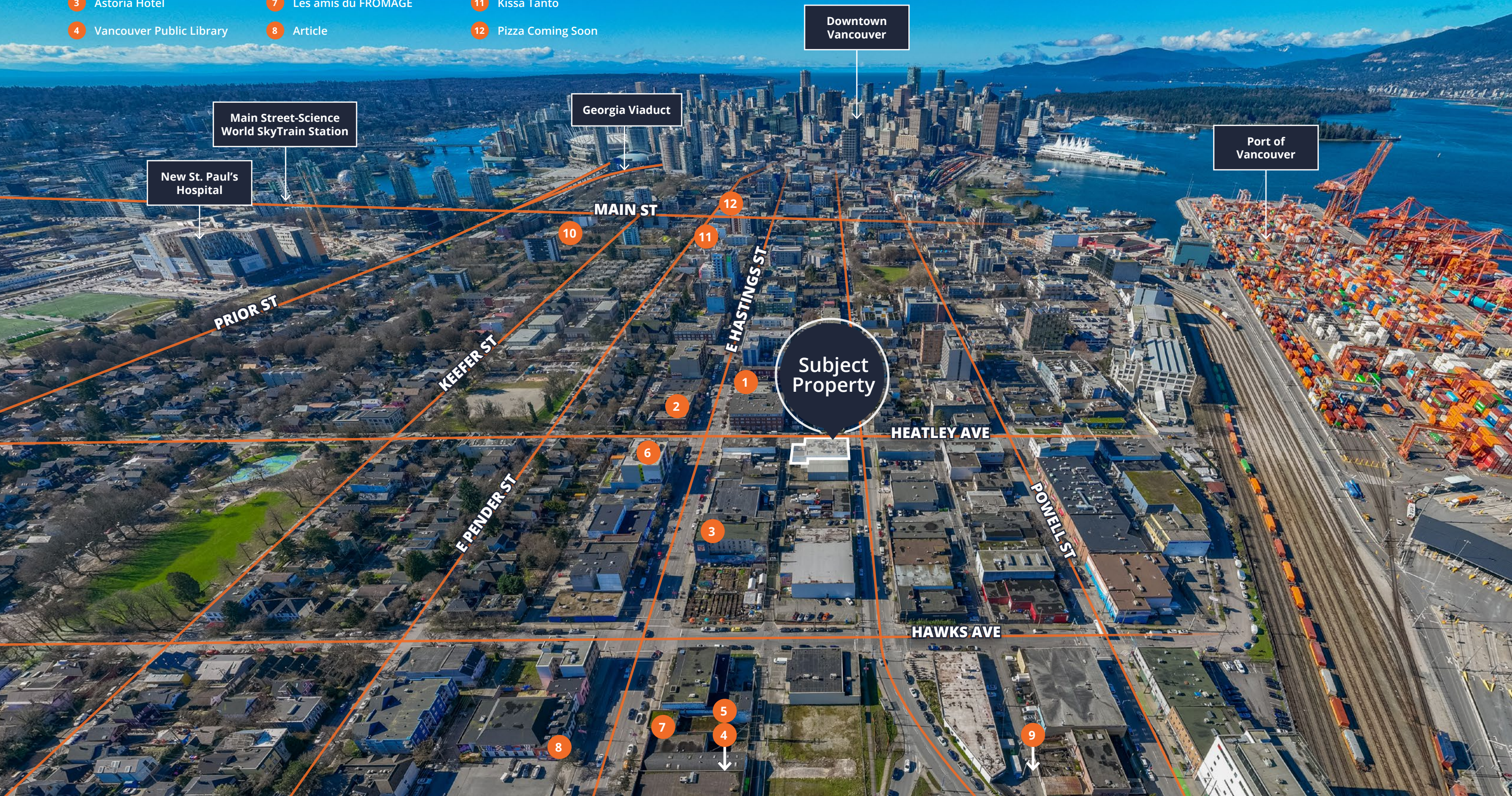
### SECOND LEVEL



# Amenities

330 Heatley Avenue  
Vancouver, BC

- 1 Coca Leaf Cafe
- 2 The Heatley
- 3 Astoria Hotel
- 4 Vancouver Public Library
- 5 Prototype Coffee
- 6 Strathcona Beer Company
- 7 Les amis du FROMAGE
- 8 Article
- 9 Starbucks
- 10 Phnom Penh Restaurant
- 11 Kissa Tanto
- 12 Pizza Coming Soon



# Contact for more information

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