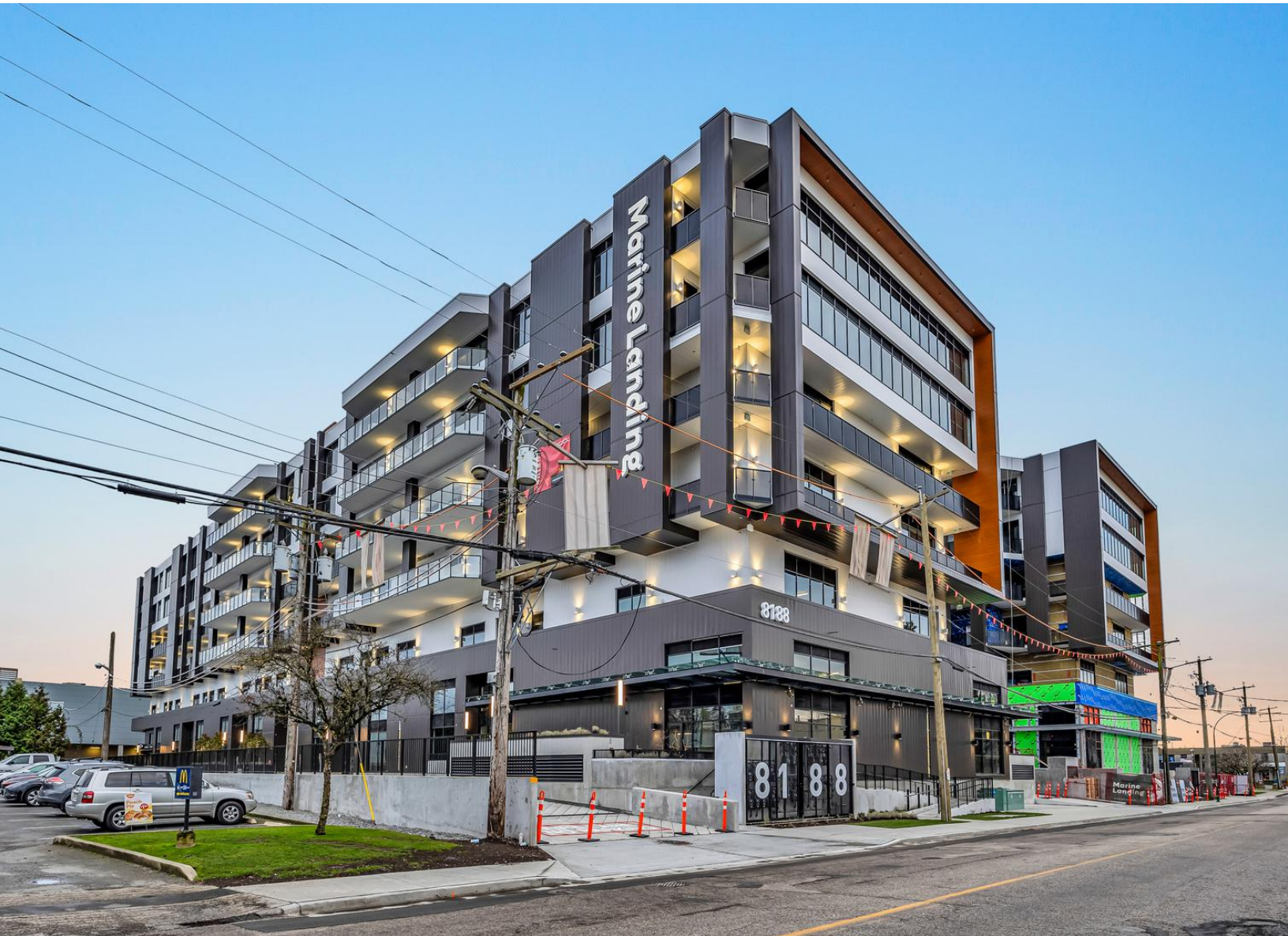


FOR SALE

# commercial real estate

318 - 8188 MANITOBA STREET, VANCOUVER, BC



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## 318 - 8188 Manitoba Street

**\$528,000**

### Exceptional Space at Marine Landing

Marine Landing offers state-of-the-art shell units designed to help build your business. This versatile industrial space in a brand-new Class A building is ideal for a wide range of uses including showrooms, warehousing, manufacturing, film and photography studios, CNC machinery operations, online retail warehousing, and more. Strategically positioned in South Vancouver, close to transit and commercial hubs with spacious delivery facilities, extra-wide loading docks, and at-grade ramps. This industrial unit features 12'11" ceiling height, 600V disconnect switch, 45kVA step-down transformer, and 3-phase power. Access to incredible amenities include a rooftop patio with BBQ, communal lounge with full kitchen, bike storage and state-of-the-art fitness facilities with private showers and lockers. Air conditioning throughout, wheelchair accessibility and 1 parking stall.

### KEY INFORMATION

655 Sq. Ft.

Property Type: Industrial / Mixed use / Office

1 Parking Space

Built in 2025

Zoning Light Industrial i-2

MLS # C8066562

### FEATURES

Prime Location in an emerging neighbourhood

Close to transit and commercial hubs

Class AAA Amenities in-building

Endless possibilities for use

Designed with business in mind

Presented by: rennie & associates realty ltd.

ESRE Team

**rennie**

# 318 - 8188 Manitoba Street

VANCOUVER, BRITISH COLUMBIA



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# Marine Landing

VANCOUVER, BRITISH COLUMBIA



## about the neighborhood

### MARINE GATEWAY

Marine Landing's strategically central location is just 6 minutes from bustling Marine Gateway shops, residences and skytrain. This central location makes it easy to connect with customers, team members, suppliers, and new opportunities. Being an early adopter to this emerging neighbourhood can be a lasting competitive advantage for your business, and a strategic investment with long-term potential.

# 318 - 8188 Manitoba Street

VANCOUVER, BRITISH COLUMBIA

## floorplan



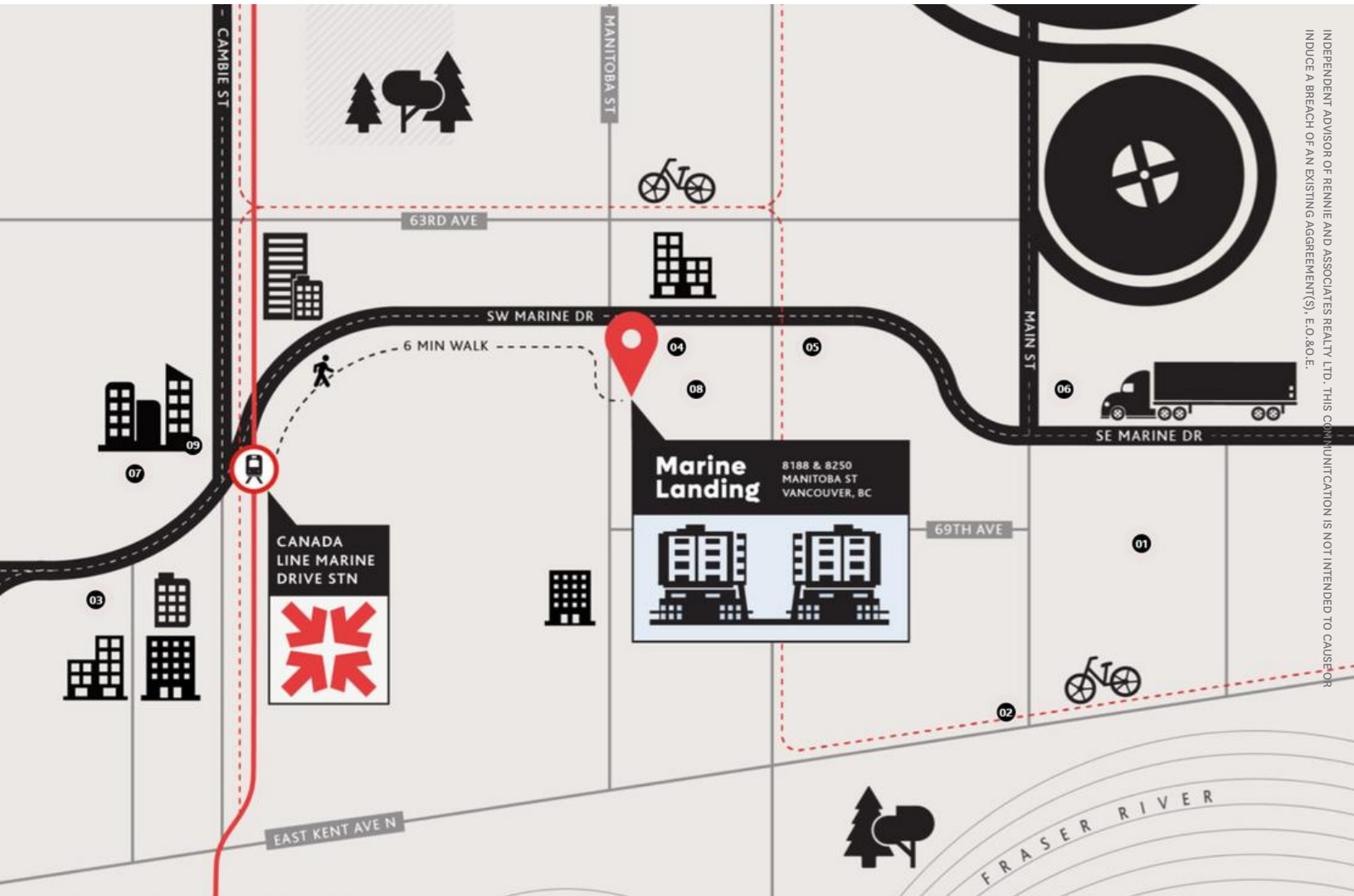
CEILING HEIGHT: 12'11"

655 SQFT



# 318 - 8188 Manitoba Street

VANCOUVER, BRITISH COLUMBIA



INDEPENDENT ADVISOR OF RENNIE AND ASSOCIATES REALTY LTD. THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF AN EXISTING AGREEMENT(S). E.O.B.O.E.

## the location



318 - 8188 Manitoba Street

— Canada Line

- - - Bike Lane



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