

**2339**  
COLUMBIA ST  
VANCOUVER

---

# FOR SALE

RARE OPPORTUNITY TO ACQUIRE A FREESTANDING,  
INCOME-PRODUCING COMMERCIAL ASSET  
IN MOUNT PLEASANT



Maude,  
MacKay & Co.

WILLIAM | WRIGHT





**NATURE  
IS A STEP  
AWAY FROM  
YOUR DOOR**

**THREE-STORY  
31,250 SQFT  
BUILDING**

## **THE OPPORTUNITY**

2339 Columbia Street presents a rare opportunity to acquire a freestanding, income-producing commercial asset in the heart of Vancouver's highly sought-after Mount Pleasant neighbourhood. Situated prominently at the corner of Columbia Street and West 8th Avenue, the property benefits from exceptional visibility and accessibility within one of the city's most active and rapidly evolving commercial and mixed-use corridors. The property is improved with a well-maintained three-storey commercial building totaling approximately 31,250 square feet on a 10,860 square foot lot. The building is fully leased to established tenants, providing stable and reliable cash flow, while offering investors and future developers significant long-term upside.

## **INVESTMENT HIGHLIGHTS**

### **STABLE LONG-TERM TENANCY**

Established tenants providing consistent and reliable cash flow.

### **FUTURE REDEVELOPMENT POTENTIAL**

Site offers long-term upside through potential redevelopment.

### **RENTAL UPSIDE OPPORTUNITY**

Current rents are below market, providing investors with meaningful income growth potential over time.





LOUNGE  
& RELAX



## PROPERTY HIGHLIGHTS



Corner view lot overlooking Jonathan Rogers Park



Fully leased freestanding office building



Close proximity to Broadway–City Hall SkyTrain Station and future Broadway Subway expansion



Unobstructed views of Jonathan Rogers Park and the North Shore Mountains from all three levels



Abundant natural light with skylights, over-height ceilings, and a north-facing third-floor patio



High-end office buildout featuring professional post-production studio improvements



Flexible three-level layout suitable for creative, tech, or owner-user occupancy



Prime Mount Pleasant location steps to Main Street and Broadway amenities



Excellent transit connectivity and bike access



Character-style architecture with modern interior upgrades



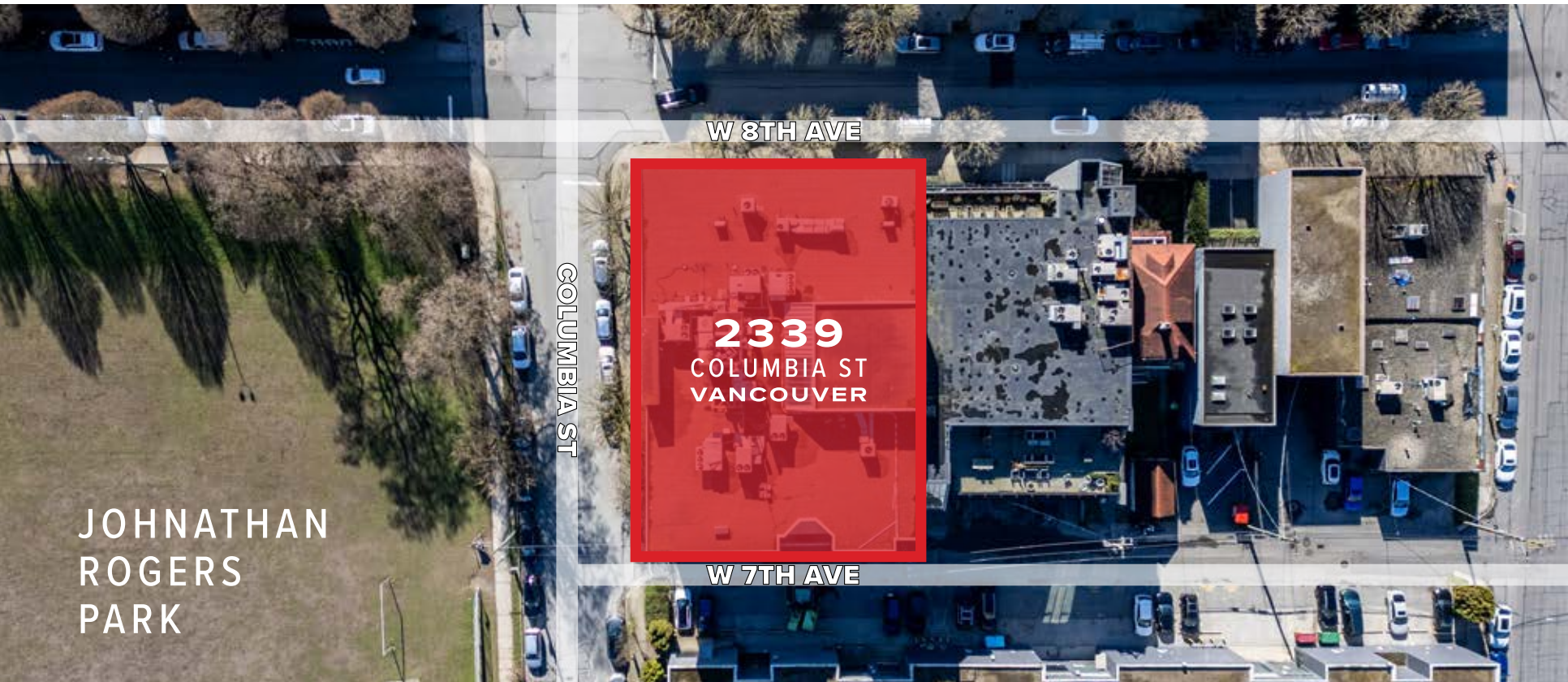
51 secured parking stalls included



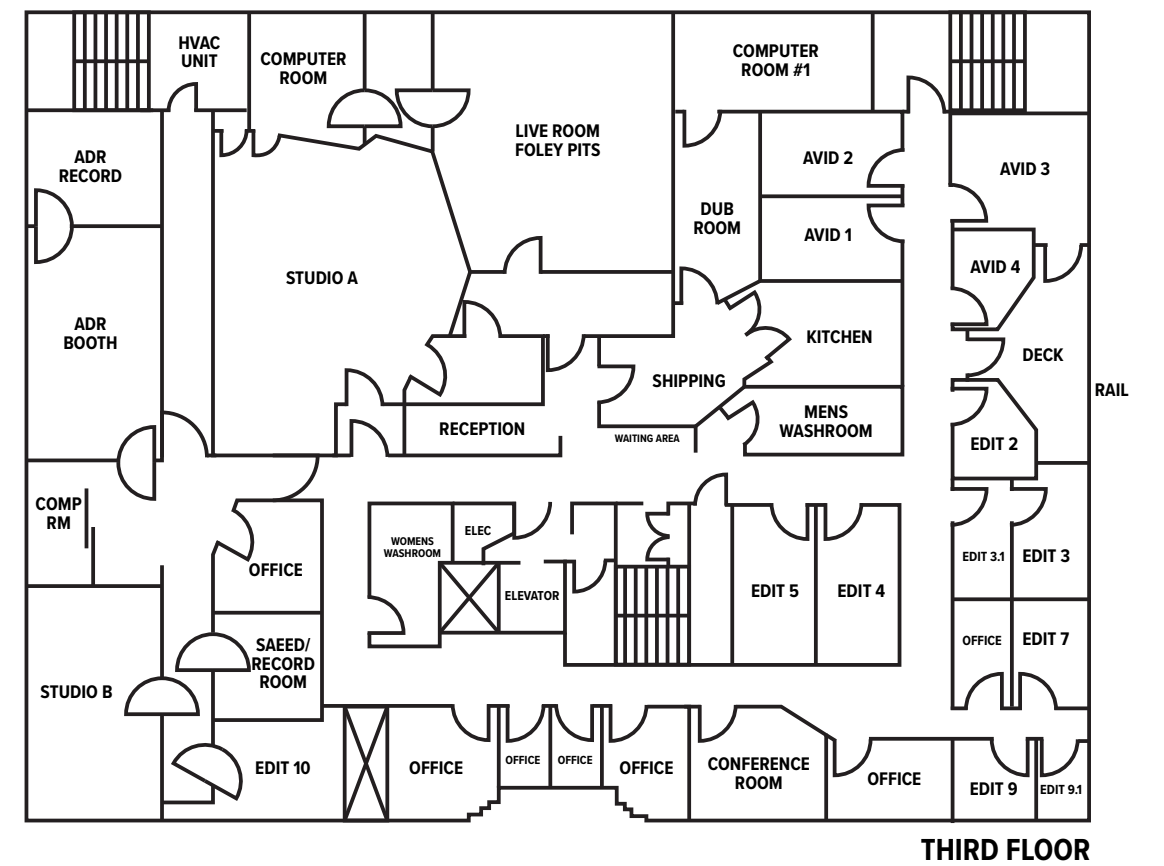
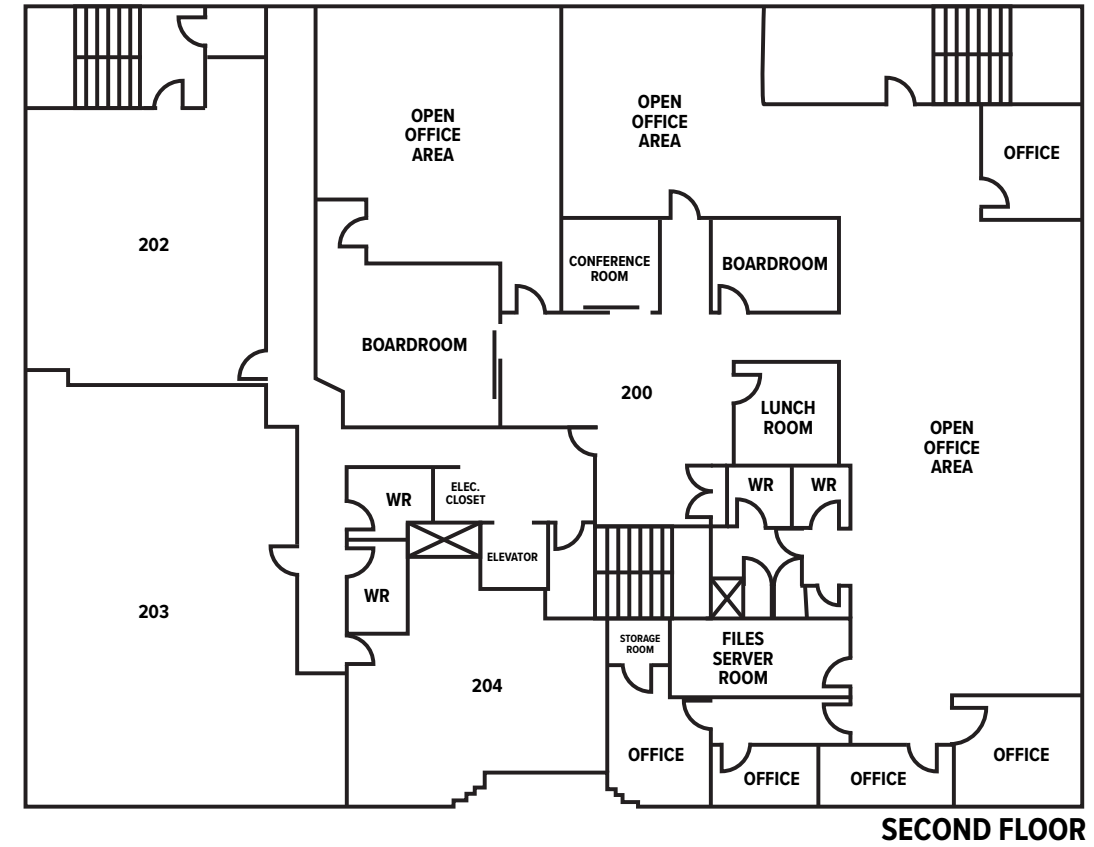
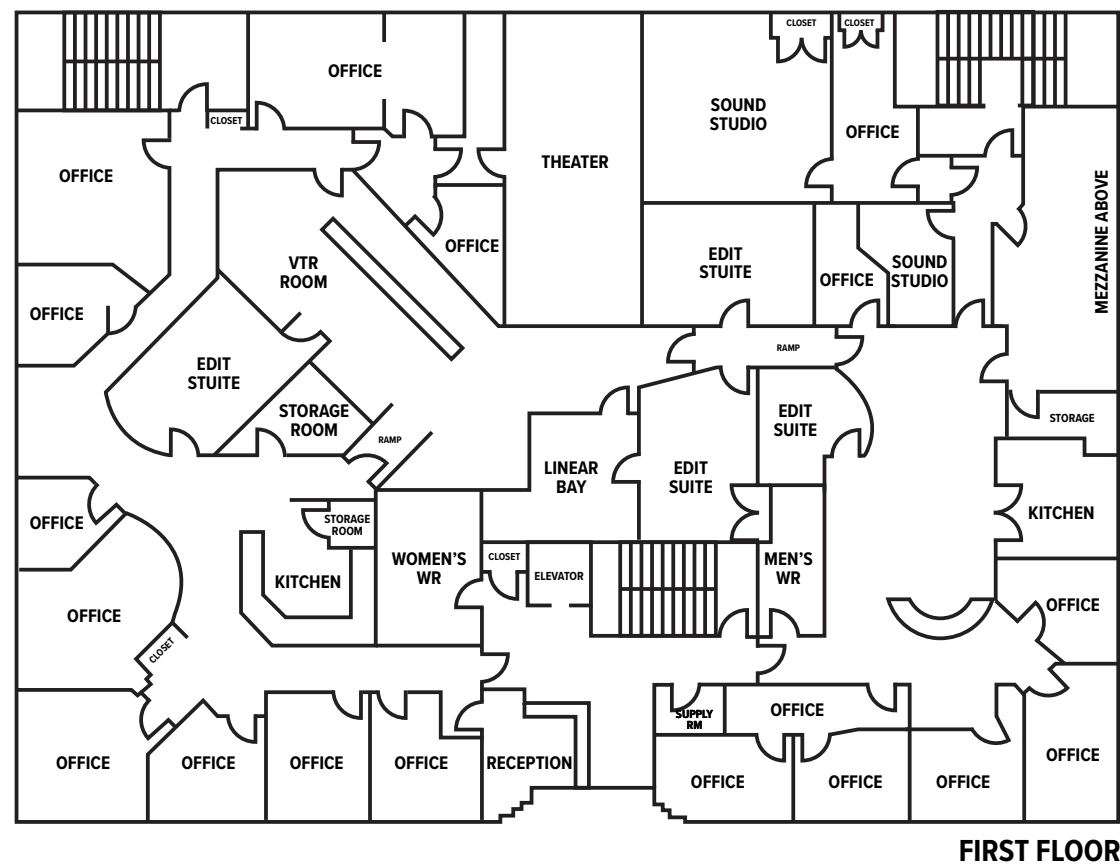
Concrete and structural steel building

## SALIENT DETAILS

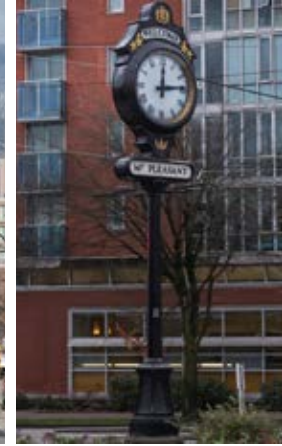
LOT SIZE	± 10,860 SQFT
BUILDING SIZE	± 31,250 SQFT
YEAR BUILT	1989
FLOORS	3
PARKING	51 stalls
ZONING	I-1
PROPERTY TAXES	\$186,270.00
PID	014-114-640
FSR	3.00
LEGAL DESCRIPTION	LOT D, BLOCK 20, PLAN VAP22292, DISTRICT LOT 302, NEW WESTMINSTER LAND DISTRICT, EXPL LMP32314 & LMP32315
PRICE	\$22,000,000



# FLOORPLANS LEVEL 1-3



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



## MOUNT PLEASANT

2339 Columbia Street is ideally located in Vancouver's highly sought-after Mount Pleasant neighbourhood, one of the city's premier hubs for technology firms, creative companies, and innovative businesses. The area has experienced significant growth as employers are drawn to its central location, vibrant streetscape, and exceptional amenity base. The property sits directly across from Jonathan Rogers Park, offering a rare park-facing setting with open green space, walking paths, and views that enhance the workplace environment. Mount Pleasant is widely recognized as Vancouver's creative and tech corridor, featuring a diverse mix of digital media, film production, technology, and design companies alongside an outstanding selection of restaurants, cafés, breweries, and boutique retailers along nearby Main Street. The property also offers convenient access to Main Street, Cambie Street, and West Broadway, with strong transit connectivity including the Canada Line at Broadway–City Hall Station and the future Broadway Subway Line, further strengthening long-term accessibility to Downtown Vancouver and across the region.



## GETTING AROUND THE NEIGHBOURHOOD

2339 Columbia Street offers exceptional connectivity in the heart of Mount Pleasant.

**SkyTrain:** Minutes to Broadway–City Hall Station (Canada Line) with direct service to Downtown Vancouver and YVR. Future access to the Broadway Subway (Millennium Line) will further enhance rapid transit connectivity.

**Bus Service:** Multiple high-frequency routes along Broadway, Main Street, and Cambie Street connecting to UBC, Downtown, and across Metro Vancouver.

**Cycling:** Immediate access to the Ontario and 10th Avenue bikeways.

**Vehicle Access:** Quick connections to Downtown, Terminal Avenue, and Highway 1.



## MOUNT PLEASANT DEMOGRAPHICS



**32,955**  
RESIDENTS

**20–39**  
49% AGE POPULATION

**39.6**  
MEDIAN AGE

**\$105,000**  
AVG. HOUSEHOLD INCOME

**\$79,000**  
MEDIAN HOUSEHOLD INCOME

## FOR MORE INFORMATION CONTACT

**ROD MACKAY**

rodmac@maudemackay.com  
604.736.0181

**RODERICK MACKAY**

roderick@williamwright.ca  
604.428.5255

---

Maude MacKay & Co.  
#101-1678 W Broadway, Vancouver  
T 604.736.0181 | F 604.736.0314  
maudemackay.com

William Wright Commercial Real Estate Services Inc.  
#1340-605 Robson Street, Vancouver  
T 604.428.5255 | F 604.428.5254  
williamwright.ca