



FOR SALE

Corner Warehouse with Grade Level Loading Located in Vancouver's Port Town District

1967 Triumph Street, Vancouver

Marcus & Millichap

CUSHMAN &
WAKEFIELD

Opportunity Overview

Prime opportunity to acquire a warehouse with grade level loading located in Vancouver's rapidly developing Port Town District. The property consists of approximately 37,120 SF of leasable area well situated on 24,156 SF of land. Located on the northwest corner of Triumph Street and Semlin Drive, the property is one block south of Powell Street and three blocks north of East Hastings Street. The surrounding area is home to many restaurants, cafes, creative spaces, distilleries, and microbreweries, including Parallel 49 directly across the street.

The property is conveniently located a 10 minute drive from Downtown Vancouver and a five minute drive from Highway 1. Nearby transit is accessible via Powell Street, East Hastings Street, and Commercial Drive, with many bus routes operating daily along these streets.

Tenanted by Bears Blooms, BC Hardwood, and Reay's Moving & Storage, the property is currently 100% occupied with lease expiry dates ranging from Q4 2025 to Q2 2026. Flexible I-2 zoning allows for a variety of uses and a density of 3.0 FSR.



Property Summary

Municipal Address: 1967 Triumph Street, Vancouver, BC V5L 1K6

PID: 015-679-659, 015-679-667, 015-679-675,
015-679-683, 015-679-756

Assessed Value (2024):
Land: \$ 10,919,000
Improvement: \$ 8,505,000
Total: \$ 19,424,000

Property Taxes (2024): \$208,002

Land Area: 24,156 SF (~198' x ~122')

Building Area:
Suite 1967: 7,801 SF
Suite 1977: 9,000 SF
Suite 1987: 20,319 SF
Total: 37,120 SF

Zoning: I-2

Tenants:
Suite 1967: Bears Blooms
Suite 1977: BC Hardwood
Suite 1987: Reay's Moving & Storage

NOI: Upon a signed CA

Asking Price: Contact listing agents

All information is subject to confirmation.





Property Details

Ceiling Heights

Suite 1967: 15' 3" ceiling height - 13' 11" clear
Suite 1977: 21' 9" ceiling height - 19' 11" clear
Suite 1987: 21' ceiling height - 19' 11" clear

Loading

Triumph Street: 2 grade loading doors
Alley: 2 grade loading doors and 1 dock loading door

Parking

Suite 1967 & 1977: Exterior gated parking and storage area
Suite 1987: 9 exterior parking stalls

Suite Features

Suite 1967: 4-5 offices
Suite 1977: Mezzanine level with offices
Suite 1987: 2-3 offices, built out storage lockers

- Sprinklered

- Concrete flooring

All information is subject to confirmation.



Neighbourhood Map



Drive Times
Highway 1: 5 minutes
Downtown Vancouver: 10 minutes
North Vancouver: 15 minutes

Exterior Photos



Contact Information

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