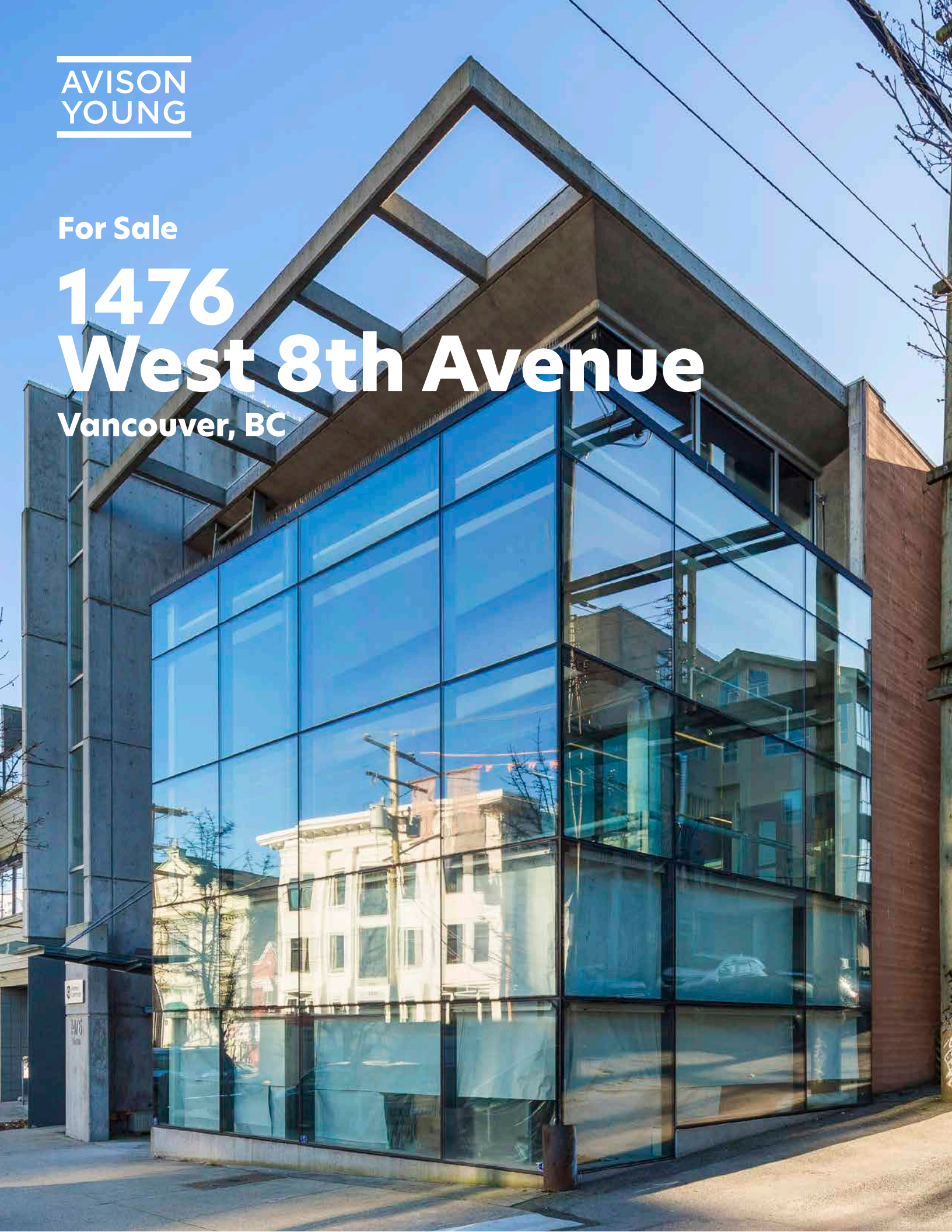


AVISON
YOUNG

For Sale

1476 West 8th Avenue

Vancouver, BC



**AVISON
YOUNG**

Avison Young is pleased to present the opportunity to acquire a 100% freehold interest in 1476 West 8th Avenue, Vancouver, BC (the "Property"). Prominently situated one block from the corner of West Broadway and Granville Street, the fully stabilized Property consists of 14,393 sf and is one of the most prestigious new concrete buildings in the South Granville area. The Property allows an investor to secure a rarely available free-standing office building with significant up-zoning potential due to flexible C3-A zoning, and being directly adjacent to the upcoming Granville SkyTrain Station.

“
FULLY LEASED
TO ONE OF CANADA'S PREMIER
BLUE CHIP COMPANIES
PROVIDING FOR AN UNPARALLELED
LEVEL OF FINANCIAL SECURITY 77

1476 WEST 8TH AVENUE

1476
WEST 8TH
AVENUE



LOCATION



PROPERTY DETAILS

PID
023-911-581

Site Area
5,748 sf (50 x 114.96 ft)

Storeys
4

Zoning
C-3A

Year Built
1998

Occupancy
100% Leased to Ivanhoé Cambridge

Rentable Area

Fourth floor	3,292 sf
Third floor	5,121 sf
Second floor	1,969 sf
Main floor	2,037 sf
Basement	1,974 sf
Total	14,393 sf

Assessed Value

Current improvement	\$3,470,000
Current land	\$3,233,000
Total	\$6,703,000

Net Operating Income

Year 1 - 5	\$474,386
Year 6 - 10	\$503,172

Lease Expiry Date
August 1, 2029

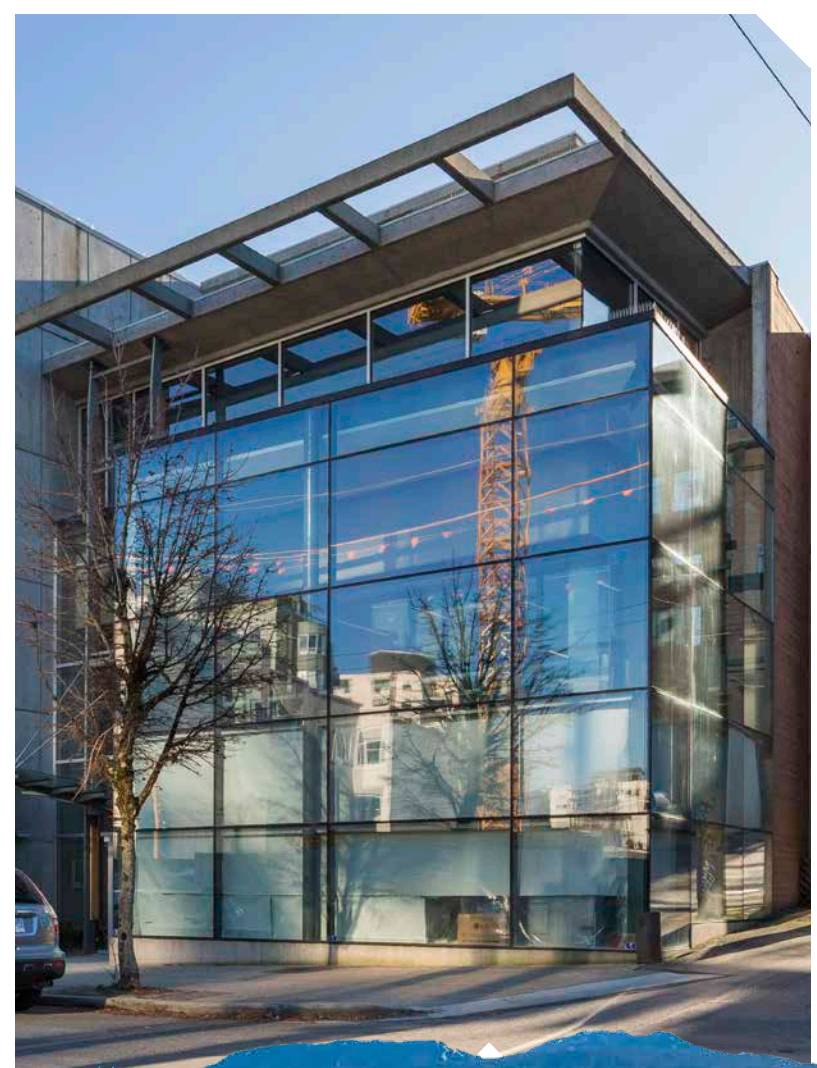
Property Taxes
\$85,193.40

Asking Price
\$12,250,000

TRAVEL TIME IN MINUTES

- Granville Island**
 - 6 min drive
 - 4 min bike
 - 12 min walk
- Downtown**
 - 10 min drive
 - 18 min bike
 - 29 min walk
- Kitsilano Beach**
 - 8 min drive
 - 9 min bike
 - 25 min walk
- Vancouver City Hall**
 - 4 min drive
 - 4 min bike
 - 13 min walk
- Vancouver General Hospital**
 - 6 min drive
 - 11 min bike
 - 25 min walk
- University of British Columbia**
 - 16 min drive
 - 30 min bus
- Vancouver International Airport (YVR)**
 - 25 min drive

The Property is located one block northeast of West Broadway and Granville Street, three blocks south of the Granville Bridge connecting to Downtown. Burrard Slopes is home to many boutique shops, local dining and design firms. West Broadway can take you west to UBC and east to Vancouver City Hall and Commercial Drive. Granville Street provides convenient access to Richmond to the south and Downtown to the north.



PROPERTY HIGHLIGHTS

- **Location** | Best location in the South Granville/West Broadway area
- **Location upside** | Flexible current zoning and future up-zoning/increase in density
- **SkyTrain** | Directly adjacent to the Property will meet unlimited demand from future tenants and users
- **Architectural Gem** | Providing pride of ownership and quality of construction insures negligible maintenance
- **The Covenant** | With \$50B in equity Ivanhoé Cambridge is among the elite of national tenants, offering a level of incomparable security
- **The Subtenants** | DUER head office has currently subleased the entire building



Amenity Map

Food & Drinks

- 01 Beaucoup Bakery
- 02 Suika Japanese Restaurant
- 03 Boston Pizza
- 04 Cactus Club Cafe
- 05 Cheesecake Etc
- 06 Earls Kitchen + Bar
- 07 Farmer's Apprentice Restaurant
- 08 Paul's Omelettery
- 09 Starbucks

Shops

- 01 Alfie's No Frills
- 02 Esso
- 03 Granville Island Public Market
- 04 Indigo
- 05 Staples
- 06 The Brick
- 07 Vancouver Public Library
- 08 Future Loblaws City Market



The Broadway Plan

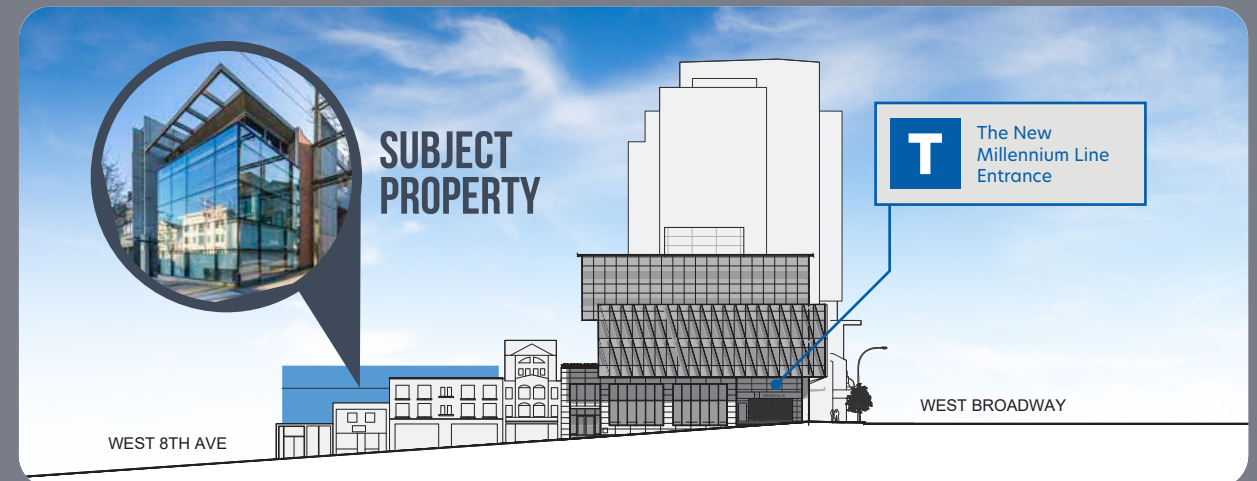
The Broadway Plan was approved on June. 22, 2022 by the City of Vancouver to secure housing, increase employment opportunities, and improve public amenities around the new Broadway Subway (Millennium Line Extension). The Property is conveniently located in the in main hub and has significantly benefited from the Broadway Plan which will provide an increase walking traffic, a reliable transport method and the potential for greater density. Due to the Broadway Plan, the Property now has the ability to qualify for 8.0 FSR, and a maximum of 25 storeys under the FGBC Policy.

Millennium Line Extension

The upcoming Millennium Line Skytrain station will introduce 6 new transit stations along Broadway. The proposal includes a new station at Granville Street and West Broadway, which will be directly behind the Property.



Rendering of the proposed Granville SkyTrain Station / Courtesy of PCI Developments



Source: <https://development.vancouver.ca>

MILLENNIUM LINE EXTENSION IS COMING

- 6 KM**
of track extending from VCC-Clark to Arbutus under Broadway
- 6**
underground stations
- 2027**
COMPLETION
- PHASE 1**
underway



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Platinum
member

**AVISON
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