

For Sale

15 West 8th Avenue
Vancouver, BC

PRICE
REDUCED

Unique Fully Leased Investment Opportunity
Located in the heart of Mount Pleasant



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CBRE

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Property Details

Address:	15 West 8th Avenue, Vancouver, BC	
Legal Description:	Lot 10, Block 46, District Lot 200A, Plan 197, PID 015-551-041	
Lot Size:	49.5 ft. by 122 ft. = 6,039 sq. ft.	
Building Area:	Office/Tasting Room	2,420 sq. ft.
	Production/Warehouse	5,016 sq. ft.
	Total	7,436 sq. ft.
Zoning:	I-1	
Community Plan:	Broadway Plan Mount Pleasant Industrial Area – Area A (MIAA)	
FSR:	4.5	
Property Taxes:	\$61,231.60 (2025)	
Tenancy:	100% leased to long term tenant Lease Expiry: Q1 2028 Contact agents for further information	
Price:	\$6,250,000 \$5,900,000	



Features



Phase 1 Environmental Site Assessment completed by PGL Environmental Consultants September 2025



Year of construction circa 1967



Extensively renovated in 2013



Grade level loading



3 phase 600 volt power supply



16'5" to 19'2" ceiling heights

Investment Highlights

- Mount Pleasant is recognized as a highly desirable location for office, lab, tech, digital media and creative industrial businesses with strong growth and low vacancy rates.
- Exceptional transit connectivity with numerous SkyTrain Stations within easy walking distance.
- Convenient access to Downtown with numerous amenities in the area retail and services as well as restaurants, cafes, parks with Jonathan Rogers Park ½ block away.
- Fully leased with stable cash flow from long term tenant that has occupied by the building since 2012.
- Functional and updated building with infrastructure suitable for a wide variety of uses including food and beverage manufacturing, bakery, coffee roasting, catering, laboratory.
- The Broadway Plan, approved in 2022, provides a strategic framework for the area to maximize benefits of the new transit line by allowing for more growth around the SkyTrain Stations.

Broadway Plan - MIAA



Policy Area	Mount Pleasant Industrial Area - Area A (MIAA)	
Uses	Industrial, office, service/retail, cultural, institutional	
Option/Tenure	1/3 Industrial option	1/2 Industrial option
Maximum Height	30.5 m (100 ft.); 4-7 storeys	46.5 m (152.5 ft.); 8-11 storeys
Maximum Density	4.5 FSR	6.0 FSR
Minimum Frontage	N/A	45.7 m (150 ft.)
Notes	<p>A minimum of 1/3 of the floor area must be industrial uses.</p> <p>The first floor industrial uses must be dedicated to traditional production, distribution and repair (PDR) uses.</p> <p>A minimum of 50% (3.0 FSR) of floor area must be industrial uses, e.g. bio-tech laboratories or other stacked industrial forms. See Land Use (Chpt 7) & Policy 10.1.8.</p>	

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Location Advantage

Positioned in the heart of Mount Pleasant, 15 West 8th Avenue offers exceptional access to Vancouver's most dynamic business community. Steps from Broadway, Main Street and Cambie Street and just minutes from Downtown, this location sits at the centre of a rapidly evolving neighbourhood that has become the city's leading hub for tech firms, creative industries and craft breweries.

The area is highly walkable, with a wide range of cafes, restaurants, shops and services nearby creating a vibrant environment for both work and lifestyle. Transit access is excellent, with future Broadway Skytrain Stations at Main Street – Mount Pleasant Station and Broadway – City Hall Station set to further enhance connectivity.



For more information, contact listing agents:

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