

SIGNIFICANT PRICE REDUCTION

For Sale

330 Heatley Avenue, Vancouver BC

A well-positioned opportunity to acquire a M-2 zoned mixed office and industrial asset in the heart of Vancouver's Strathcona district



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**AVISON
YOUNG**

For Sale

PROPERTY DETAILS

ADDRESS
330 Heatley Avenue, Vancouver, BC

PID
007-986-378

LEGAL DESCRIPTION
Lot D Block 60 District Lot 181 Plan 13966

BUILDING SIZE
12,726 sf

LOT AREA
8,297.76 sf (68.02 x 121.99)

ZONING
M-2 Industrial

FLOOR SPACE RATIO
5.0 FSR

NOI
\$240,000

VACANT POSSESSION
Current tenant's lease expires September 2026

ASKING PRICE
~~\$5,250,000~~ \$4,200,000

PROPERTY TAX
\$61,403.90 (2025)

BCAA
\$5,142,000 (2026)



330 Heatley Avenue
Vancouver, BC

Subject
Property

OPPORTUNITY

Avison Young is pleased to present 330 Heatley Avenue, an exceptional opportunity to acquire a well-maintained 12,726 sf mixed-use industrial and office asset. The building features two levels of improved office space, partially covered parking, and grade loading, offering immediate functionality for owner-occupiers while also presenting strong income potential and long-term redevelopment upside for investors, with holding income in place until September 2026.

Situated in Vancouver's evolving Strathcona district, the Property benefits from a central city-fringe location with seamless connectivity to the Downtown core, the Port, and major transit and logistics corridors throughout Metro Vancouver.

LOCATION

Located at the corner of East Cordova Street and Heatley Avenue, the property benefits from its position within East Vancouver's Strathcona community, one of the city's most character-rich neighbourhoods. The area is known for its diverse blend of coffee shops, local dining destinations, micro-breweries and a strong presence of longstanding industrial and production users.

The subject property is located approximately 1.0 km, a 15 minute walk, from the new St. Paul's Hospital and Health Campus, an 18-acre development in the False Creek Flats positioned directly behind Pacific Central Station and the Main Street-Science World SkyTrain Station.

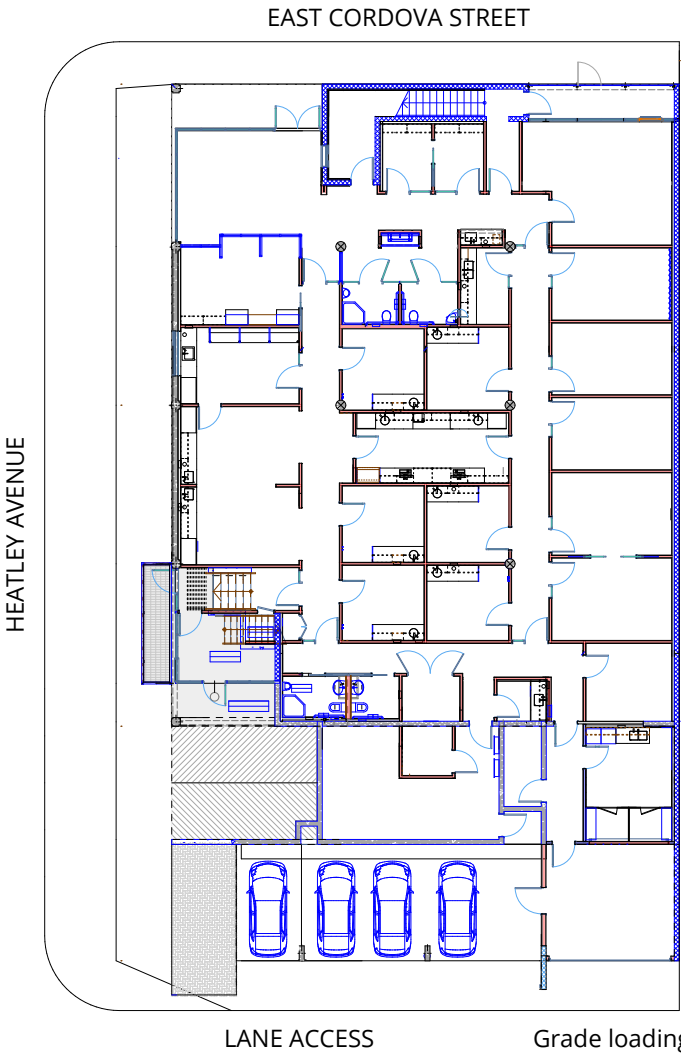
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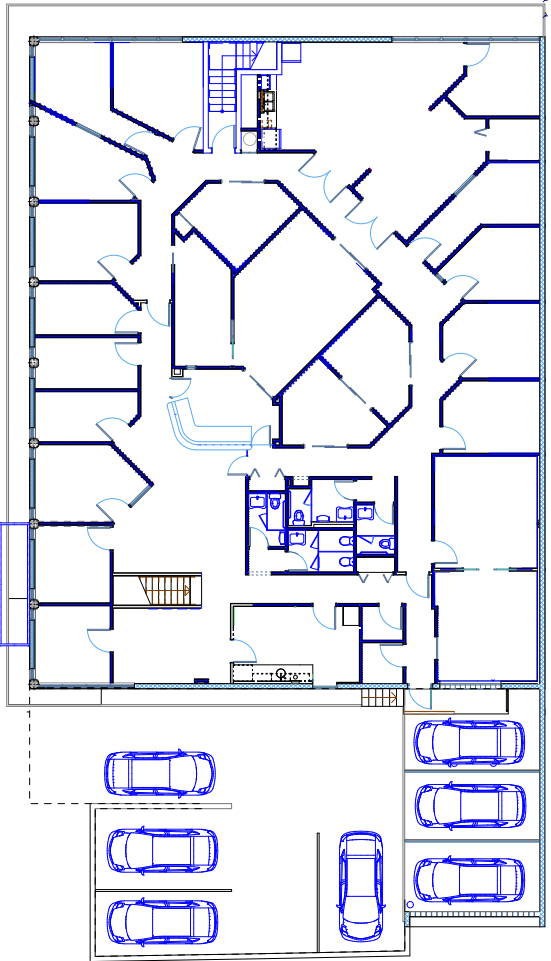
OPPORTUNITY & DEVELOPMENT HIGHLIGHTS

-  In proximity to the new St. Paul's Hospital and Health Campus, a short 7-minute drive away
-  A 12,726 sf industrial facility with two (2) levels of well maintained and upgraded office space
-  Vacant possession, providing an excellent owner-user opportunity, or investment and future development options
-  8,298 sf lot, up to 5.0 FSR (41,489 buildable sf)
-  Partially covered parking on both levels with four (4) stalls on the first level and seven (7) stalls on the second level (fenced and secured)
-  One (1) grade loading door
-  HVAC heating/cooling
-  Holding income in place until September 2026

FIRST LEVEL



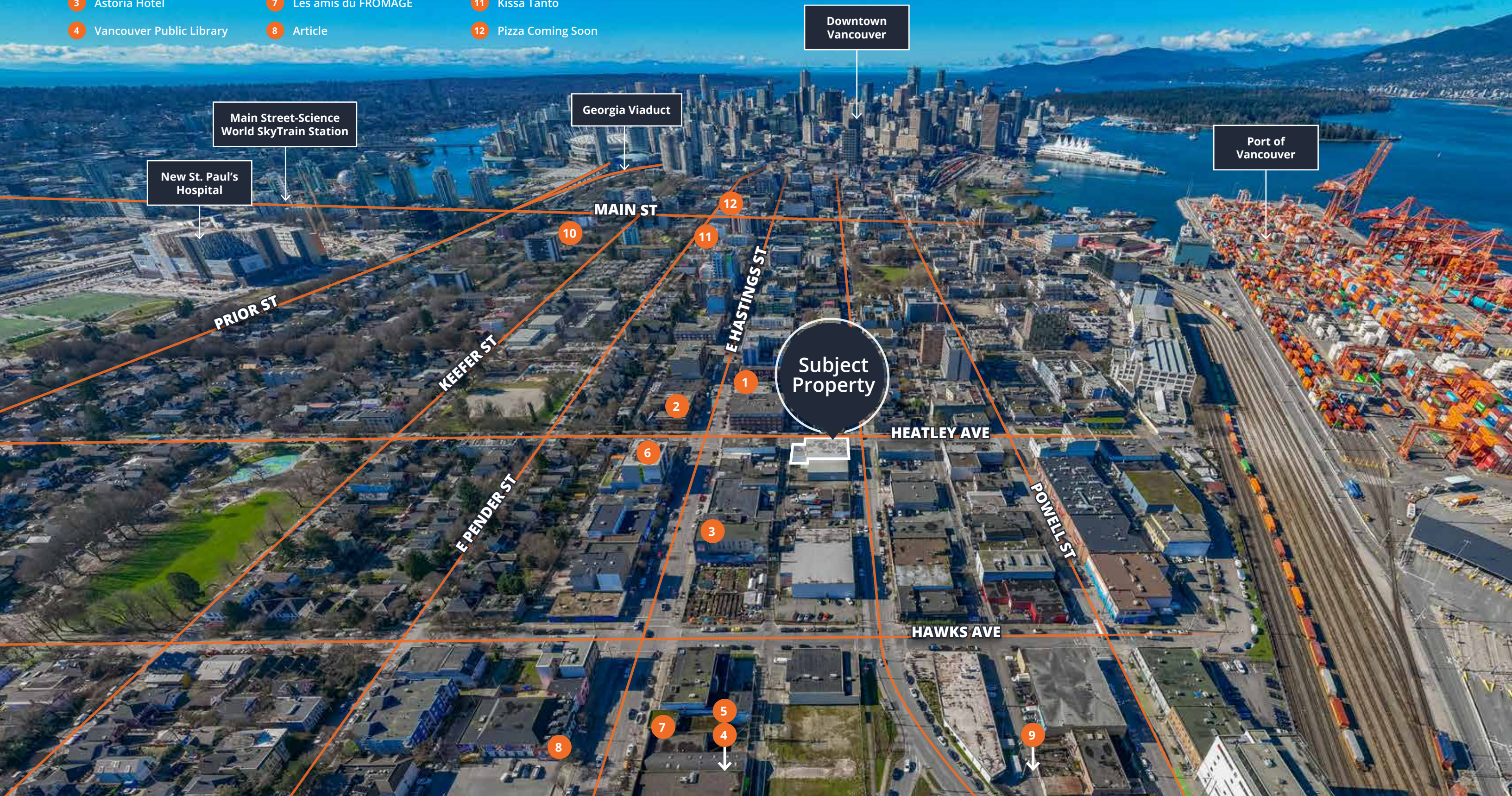
SECOND LEVEL



Amenities

330 Heatley Avenue
Vancouver, BC

- | | | |
|----------------------------|---------------------------|--------------------------|
| 1 Coca Leaf Cafe | 5 Prototype Coffee | 9 Starbucks |
| 2 The Heatley | 6 Strathcona Beer Company | 10 Phnom Penh Restaurant |
| 3 Astoria Hotel | 7 Les amis du FROMAGE | 11 Kissa Tanto |
| 4 Vancouver Public Library | 8 Article | 12 Pizza Coming Soon |



Contact for more information

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