



# Prime Mount Pleasant Opportunity

**FOR LEASE**



**305 WEST 8TH AVENUE VANCOUVER, BC**

**FOR MORE INFORMATION PLEASE CONTACT**

**[www.karimwinsor.com](http://www.karimwinsor.com)**

**KARIM WINSOR**  
Personal Real Estate Corporation

TEL **604 319 6439**  
EMAIL **karim@karimwinsor.com**

## LOCATION

The subject property is located on the north-west corner of Alberta and West 8th Avenue, arguably one of the best locations in Mount Pleasant. Located within short walking distance from Cambie SkyTrain and Home Depot, this prominent location is close to downtown, with easy access to the suburbs.

## RENTABLE AREA

11,475 square feet

## STREET PRESENCE

Corner premises

## ASKING BASIC RENT

\$18.00 per square foot (psf)

## ADDITIONAL RENT

\$6.00 psf (estimate)

## AVAILABLE

April 1<sup>st</sup>, 2019

## ZONING

I-1

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## HIGHLIGHTS

- Four Parking stalls
- 15 foot ceilings
- Two loading bays for 5 ton trucks
- One block from SkyTrain
- Future expansion potential
- Walking distance to Home Depot, Whole Foods, Starbucks and the City Hall



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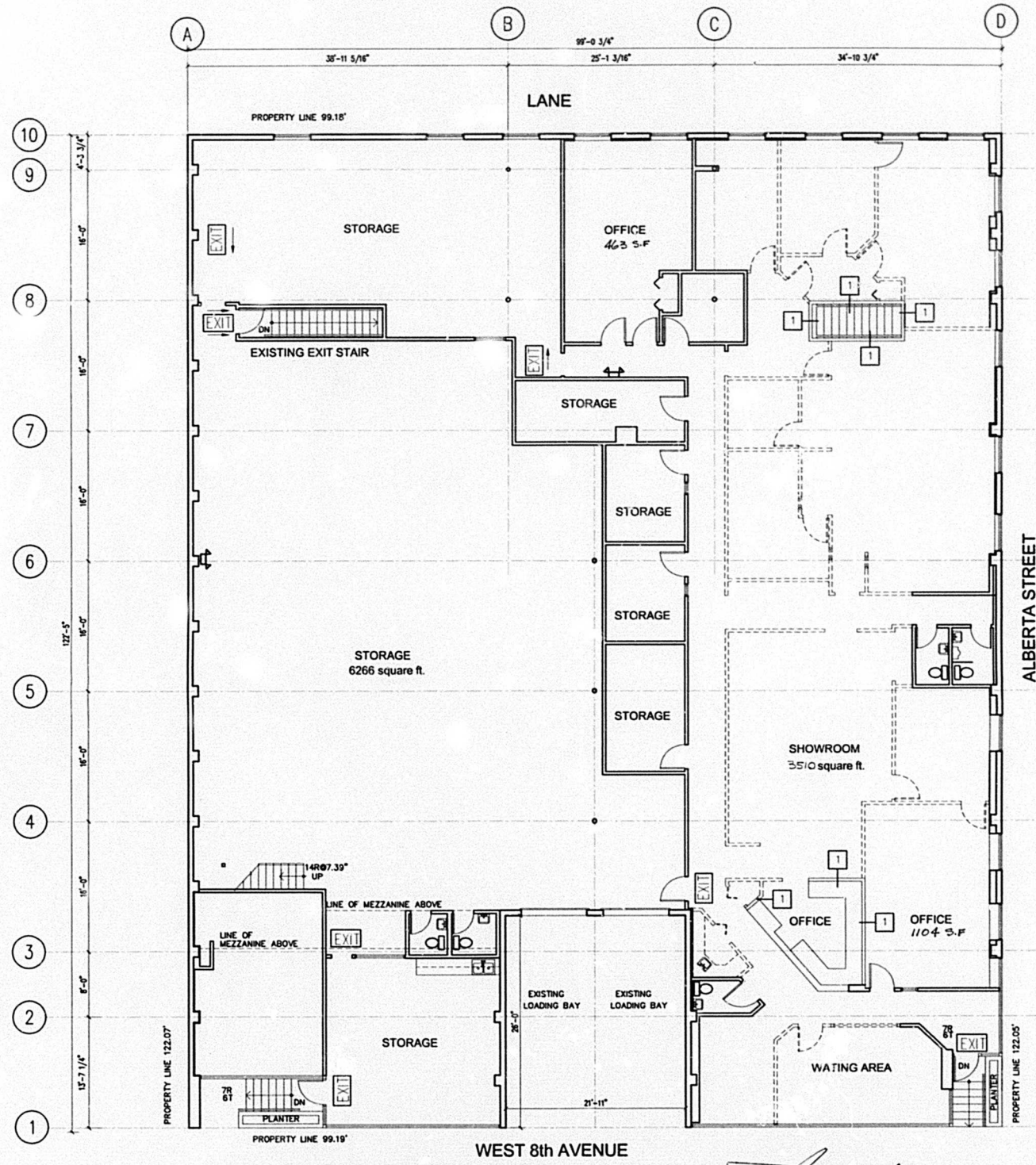
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BU436971  
305 W 8<sup>th</sup> AV  
DS COPY



**LEGAL DESCRIPTION**

LOT 3  
BLOCK 19,  
D.L. 302  
PLAN 12150

**CIVIC ADDRESS**

305 WEST 8th AVENUE  
VANCOUVER, B.C.

**BUILDING DATA**

BUILDING AREA 12119.6 SQ.FT  
MAIN FLOOR AREA 11343 SQ. FT  
SHOW ROOM AREA 3510 SQ. FT  
STORAGE AREA 6266 SQ. FT  
Ave. office / waiting area = 1567sf < 33 1/3% → < 50% = Class A

**WALL TYPE LEGEND**

- EXISTING EXTERIOR CONCRETE WALLS
- EXISTING EXTERIOR STUD WALLS AND INTERIOR PARTITIONS TO REMAIN
- EXISTING STUD WALLS AND INTERIOR PARTITIONS TO BE REMOVED
- NEW 4'-0" HEIGHT WOOD STUD WALL  
1/2" GYPSUM BOARD  
2 x 4 WOOD STUDS @ 16" O.C.  
1/2" GYPSUM BOARD

**ELECTRICAL LEGEND**

- EXIT LIGHT
- EMERGENCY BATTERY PACK C/W LAMPS

PERMITS OF VANCOUVER  
PLANS CORRECTED BY ARCHITECT  
WITH A CORRECTION NUMBER OF A  
PERMIT HAS BEEN REVIEWED AND FORM PART OF THAT  
PERMIT  
THE ISSUANCE OF THIS PERMIT DOES NOT REPRESENT OR  
WARRANT THAT THE WORK SHOWN ON THIS PLAN IS COMPLETELY  
WITH THE PERMITTED AND THE APPLICABLE BY-LAW OR  
OTHER BY-LAW OR ORDINANCE OR THE CONSTRUCTION  
FROM CHANGES MADE BY THE OWNER AS IT SEES FIT.  
THE RESPONSIBILITY TO VERIFY THE PLAN WITH  
ALL CITY REGULATIONS WITH THE OWNER AND DEVELOPER.

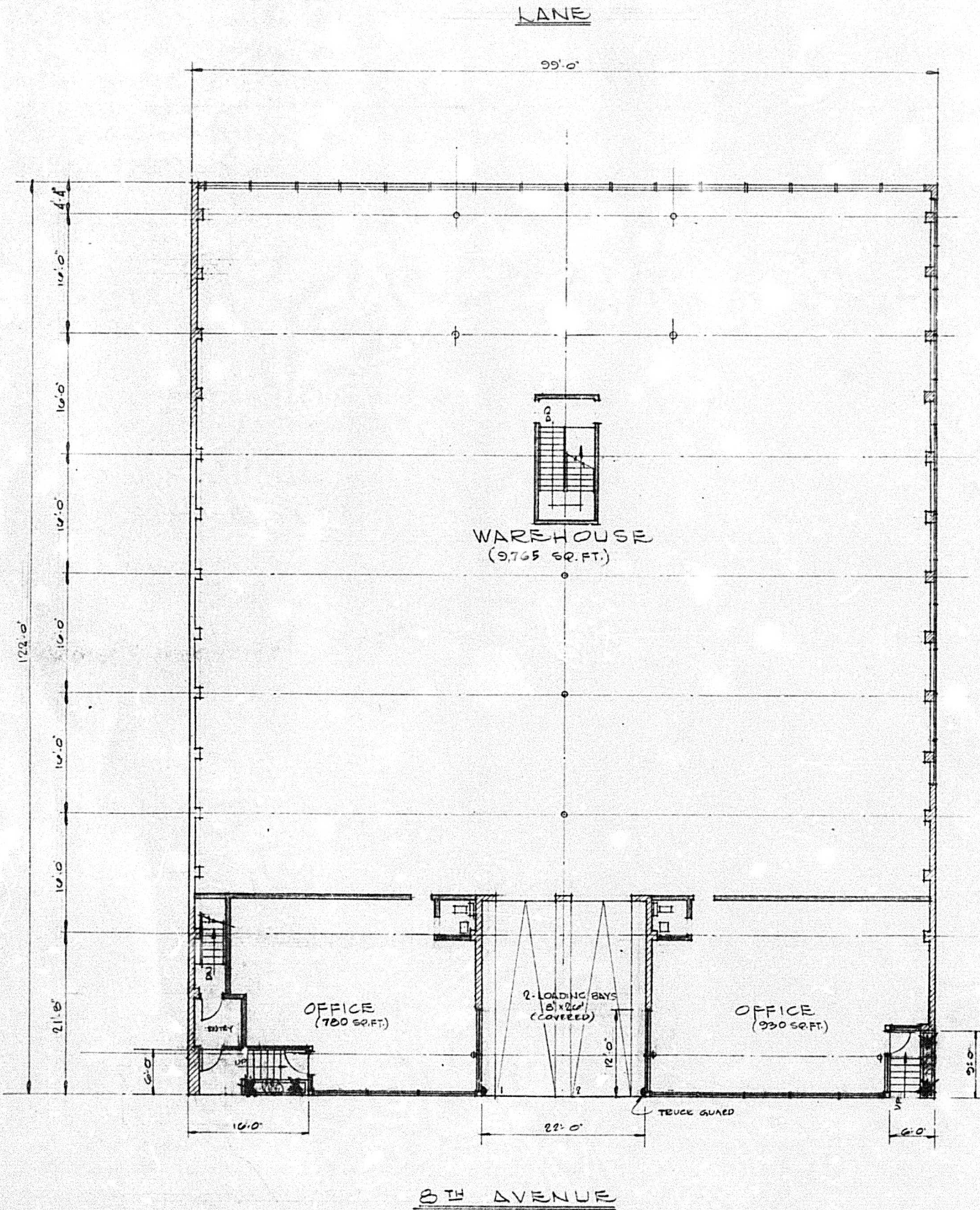
These plans have not been reviewed for compliance with the Building By-law requirements other than as to location of the building on the site. They are not accepted for purposes of that By-law unless the District Building Inspector endorses his acceptance on the "Building Permit Application Approval Record" or "Inspection Record" and hereof.

1 SITE PLAN & MAIN FLOOR PLAN  
SCALE - 1/8" = 1'-0"

OK for Field Review  
Inspector  
Special Sprinkler  Yes  No

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					DOUGLAS L. MASSIE ARCHITECT (604) 264-1496 Member Architectural Institute of British Columbia Suite 603 - 1200 West 73rd Ave, Vancouver, B.C. V6P 6C5		PROJECT: INTERIOR ALTERATIONS 305 W. 8th AVE., VANCOUVER, B. C.	1 OF 1
							DRAWN: L.EV DATE: SEP.1,06 CHECKED:	SCALE: 1/8" = 1'-0" PROJECT No: 9522-A REVISION: -
							CHERCOVER ENGINEERING LTD SUITE 603 - 1200 WEST 73RD AVENUE, VANCOUVER, B.C. V6P 6C5 TEL: 264-1496	





**ZONING - M-1**

LOT AREA: 12,100 SQ. FT.  
 BUILDING AREA: BASEMENT WAREHOUSE - 9,810 SQ. FT.  
 MAIN FLOOR WAREHOUSE - 9,765 SQ. FT.  
 MAIN FLOOR OFFICE - 1,710 SQ. FT.  
 TOTAL AREA - 21,285 SQ. FT.

PARKING REQUIRED:  $\frac{19,575}{2000} + \frac{1,710}{1000} = 11.49$  CARS

NO OF PARKING SPACES SUPPLIED - 11 CARS

LOADING REQUIRED - 2 BAYS

LOADING SUPPLIED - 2 BAYS

**APPROVED**  
 ZONING AND DEVELOPMENT  
 BY-LAW 433 2004  
 CITY OF VANCOUVER  
 DATE: 2 May 07  
 DA40759 Km

REFERENCE DRAWINGS

NO.	DESCRIPTION	DATE

**PORTAL**  
ENGINEERING LTD.

CONSULTING ENGINEERS  
 923 WEST GEORGIA STREET  
 VANCOUVER, B.C. V6C 2B1

PROJECT:  
**PROPOSED WAREHOUSE**

LOCATION:  
 8TH AVE. + ALBERTA ST.  
 VANCOUVER, B.C.

TITLE:  
**MAIN FLOOR PLAN**

DESIGNED:	DATE:	BY:	NO.	YR.
CHECKED:	DATE:	BY:	NO.	YR.
APPROVED:	DATE:	BY:	NO.	YR.
SCALE:	DRAWING NO.	REV.		
1/8" = 1'-0"				

DA 40759