

**FOR SALE**  
Prime Location • West Side Industrial Warehouse



**1713 WEST 5TH AVENUE**  
**VANCOUVER, BC**

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

**KARIM WINSOR**  
Personal Real Estate Corporation

**TEL 604 319 6439**  
**EMAIL [karim@karimwinsor.com](mailto:karim@karimwinsor.com)**



# FOR SALE

1713 WEST 5TH AVENUE, VANCOUVER

## LOCATION

Premium west side location on West 5th Avenue between Burrard and Fir Street. The property is very close to the Squamish Nation development at the south end of the Burrard Street Bridge where 6,000 new homes are under development. In addition Concorde Pacific is proposing 1.8 million square feet of new development on the Molson Brewery site. There is no other industrial land west of Burrard to UBC.

The property is located next to West 4th Avenue in Kitsilano in an industrial subarea called the Armoury District. The Armoury District has a blend of automobile dealerships, high end design stores and design professionals. West 4th Avenue has a mix of high street fashion, outdoor athletic and independent shops and restaurants.

## BUILDING

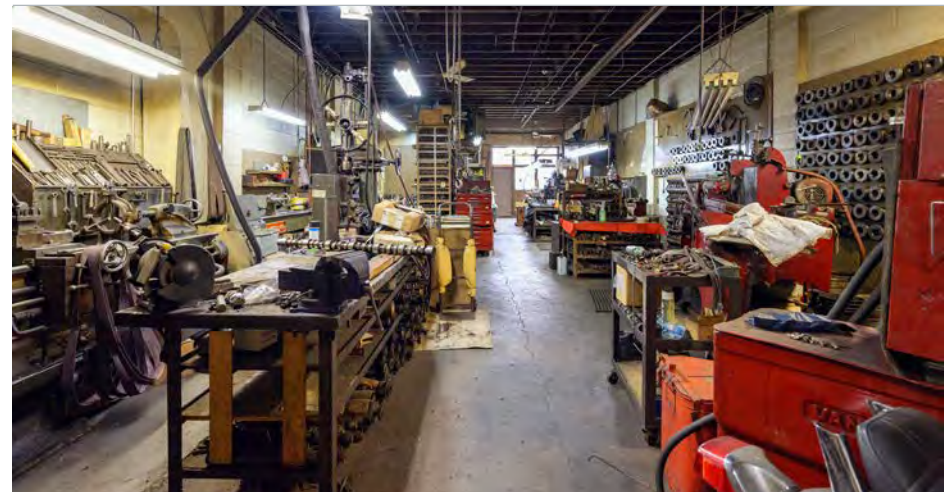
The building is approximately 2,236 square feet all on one level with a larger warehouse in the rear and office entry area in the front. There are two parking stalls in the rear and paid parking in front. There is a loading door in the rear. The ceiling is approximately 12 feet high. The original owner manufactured and sold cam shafts. There is ample power.

An environmental was completed by a prior purchaser. The phase 2 report was completed by Next Environmental and the results came back clean.

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## EXECUTIVE SUMMARY

<b>MUNICIPAL ADDRESS</b>	1713 West 5th Avenue, Vancouver, BC
<b>PID</b>	032-345-933
<b>LOT AREA</b>	2,750 sf
<b>DIMENSIONS</b>	25 feet wide x 110 feet deep
<b>BUILDING SIZE</b>	2,236 square feet
<b>ZONING</b>	IC-2
<b>POSSESSION</b>	Vacant
<b>ASKING PRICE</b>	\$2,650,000



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SQUAMISH NATION  
6,000 HOMES

MOLSON  
BREWERY SITE

BURREARD ST

GRANVILLE ST BRIDGE

SUBJECT  
PROPERTY

W. 4TH AVE.

W. 5TH AVE.