

FOR SALE

Prime Location • West Side Industrial Warehouse



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

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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.

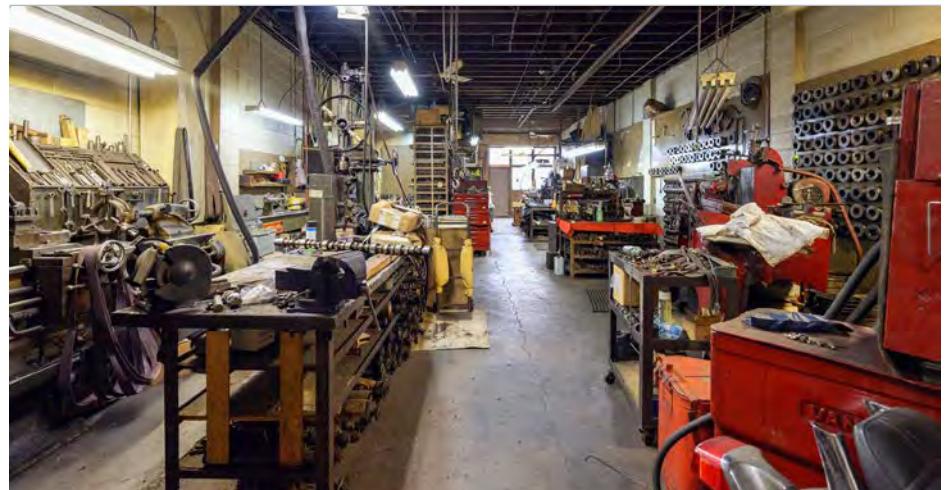
The property is located next to West 4th Avenue in Kitsilano in an industrial subarea called the Armoury District. The Armoury District has a blend of automobile dealerships, high end design stores and design professionals. West 4th Avenue has a mix of high street fashion, outdoor athletic and independent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

EXECUTIVE SUMMARY

MUNICIPAL ADDRESS	1713 West 5th Avenue, Vancouver, BC
PID	032-345-933
LOT AREA	2,750 sf
DIMENSIONS	25 feet wide x 110 feet deep
BUILDING SIZE	2,236 square feet
ZONING	IC-2
POSSESSION	Vacant
ASKING PRICE	\$2,550,000



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