

# For Sale

117 West 5th Avenue  
Vancouver, BC

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Impeccable income producing commercial property  
in the core of Mount Pleasant



**Jason Mah\***, Principal  
604 647 5096  
jason.mah@avisonyoung.com  
*\*Jason W. Mah Personal Real Estate Corporation*

**Struan Saddler\***, Principal  
604 647 5077  
struan.saddler@avisonyoung.com  
*\*Struan Saddler Personal Real Estate Corporation*

**Sanchika Murugiah\***, Client Services Coordinator  
604 262 8807  
sanchika.murugiah@avisonyoung.com  
*\*Unlicensed Assistant*

**AVISON  
YOUNG**



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## Property details

<b>ADDRESS</b> 117 West 5th Avenue, Vancouver, BC	
<b>PID</b> 088-285-233	
<b>YEAR BUILT</b> 1962	
<b>BUILDING SIZE</b> Main Floor 6,294 sf 2nd Floor 2,782 sf (including a 504 sf mezzanine office) Total 9,076 sf	
<b>TOTAL SITE SIZE</b> 9,063 sf	
<b>SITE DIMENSIONS</b> Width 74.26 ft x Depth 122.04 ft	
<b>DOCK LOADING</b> 1 (ground level)	
<b>PARKING STALLS</b> 9 parking stalls	
<b>CURRENT ZONING</b> I-1 Light Industrial	
<b>BROADWAY PLAN DESIGNATION</b> Mount Pleasant Industrial Area - Area A (MIAA)	
<b>PERMITTED DENSITY</b> 4.5 FSR	
<b>PROPERTY TAXES (2024)</b> \$136,068.00	
<b>TENANT MIX</b> AEON Stone & Tile Inc. (Owner user: option for income or vacant delivery)	
<b>NOI</b> Please contact listing agents	
<b>PRICE</b> Please contact listing agents	



## Property highlights

-  Located within a 12-minute walk away from the Broadway-City Hall SkyTrain and Olympic Village Stations
-  Building improvements include wholesale showroom, warehouse space with 14' clear ceilings and ground -level loading bay
-  Opportunity for a roof-top patio
-  Flexible tenancy provides cash-flow prior to owner-occupied improvements or re-development



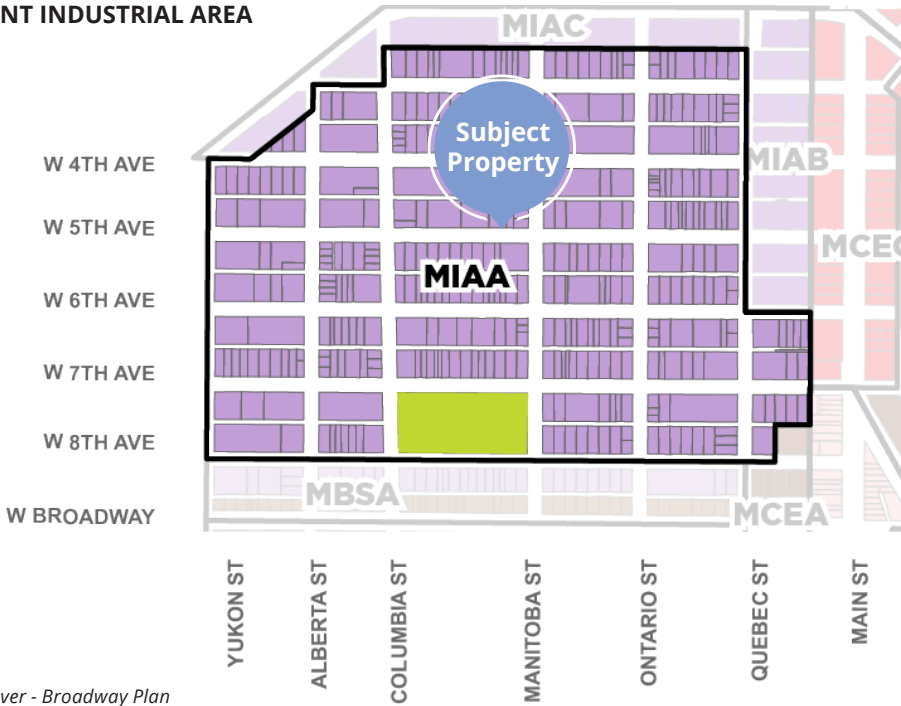


## Broadway Plan and development potential

After four years of extensive planning and public consultation, Vancouver City Council approved the Broadway Plan on June 22, 2022. This 30-year framework aims to integrate new housing, job space, and amenities with the Broadway Subway. The Broadway Plan is intricate and includes various designations, with the Property designated as Mount Pleasant Industrial A Area (MIAA). This designation is intended to strengthen the area’s traditional light industrial functions—such as production, distribution, and repair—while also supporting innovation and the creative economy. The City is currently accepting rezoning applications within the Broadway Plan.

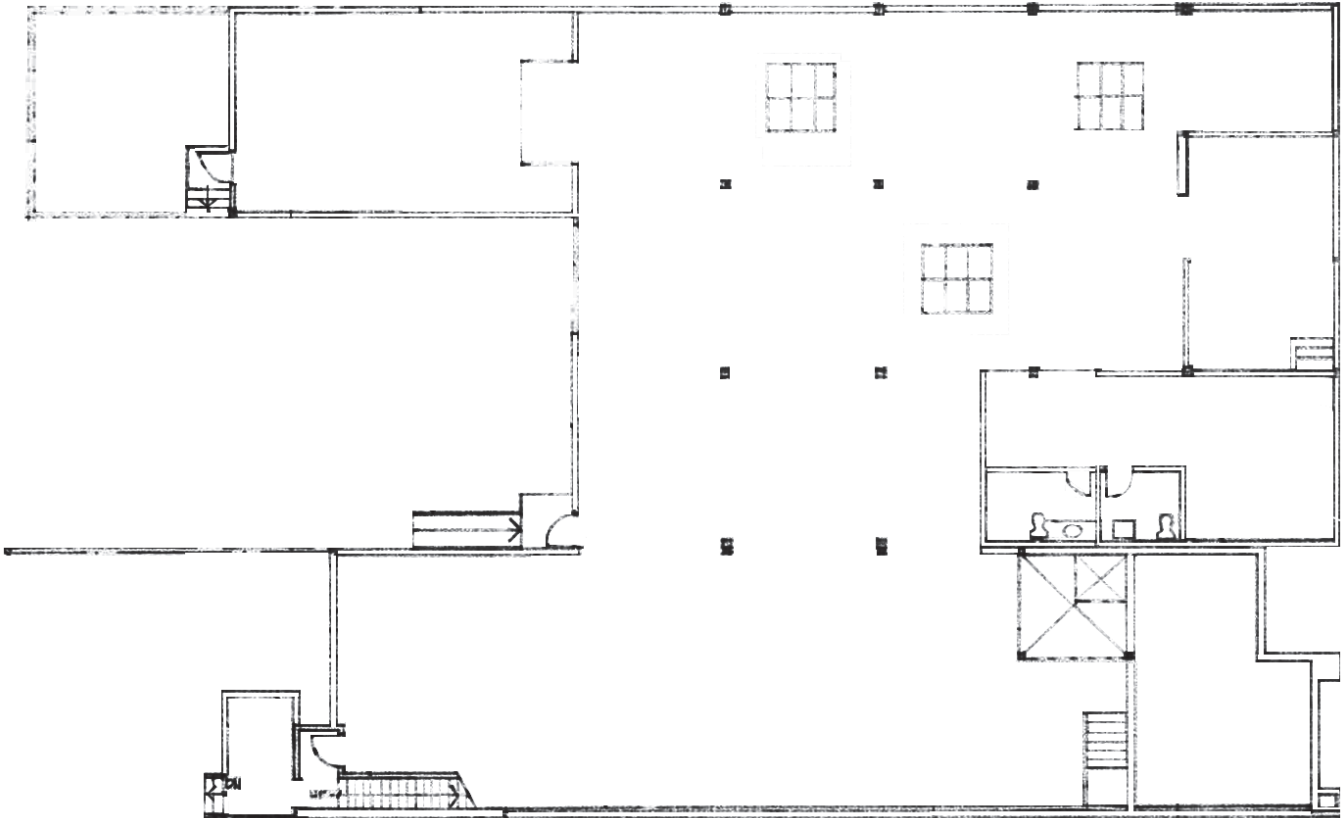
Policy Area:	Mt Pleasant Industrial A [MIAA]	
Intent	Intensify the traditional light industrial functions of the area (production, distribution and repair) and support innovation and creative economy uses	
Uses	Industrial, Office, Service, Retail, Cultural, Recreational, Institutional	
Option/Tenure	1/3 Industrial option	1/2 Industrial option
Height	100 ft	152.5 ft
Density	4.5 FSR	6 FSR
Option notes	A min. of 1/3 of the floor area must be industrial uses The first floor industrial uses must be dedicated to traditional production, distribution and repair (PDR) uses	Project will be required to deliver a min. of 50% of the project (3.0 FSR) as Industrial uses, e.g. biotech laboratories or other stacked industrial form. Min. 150 ft frontage required
Other policies	<ul style="list-style-type: none"><li>Restrict any new residential uses, in accordance with the Metro Vancouver land use designation for Industrial lands.</li><li>Support additional amenities and services (e.g. restaurant and retail options) to support an increase in employees in the area while ensuring that the primary function of the area is for industrial and employment uses.</li></ul>	

MOUNT PLEASANT INDUSTRIAL AREA  
- AREA A

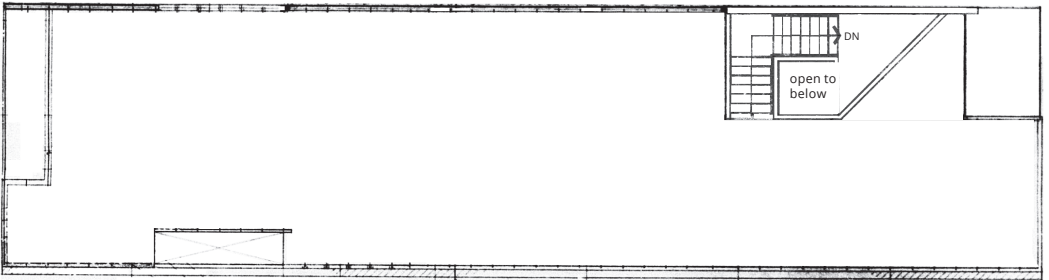


Source: City of Vancouver - Broadway Plan

## Floor plans



GROUND FLOOR PLAN



SECOND FLOOR PLAN




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Location

The property located in Vancouver’s vibrant Mount Pleasant neighborhood offers a prime location surrounded by a mix of creative industries, life sciences and tech businesses. Positioned between two major hospitals (VGH & the new St. Paul’s) the property provides efficient access to Downtown, Fairview, Kitsilano and False Creek neighborhoods.

  
**91**  
Biker's Paradise

  
**74**  
Excellent Transit

  
**99**  
Walker's Paradise

-  **EATERIES AND BARS**
- Mount Pleasant Vintage & Provisions
  - NOOK
  - CRAFT Beer Market False Creek
  - Ophelia
  - Faculty Brewing
  - Tap & Barrel False Creek
  - Small Victory Bakery
  - Casa Molina
  - Milano Coffee Roasters

-  **SHOPS AND SERVICES**
- Canadian Tire
  - The Home Depot
  - Whole Foods Market
  - Terra Breads
  - Legacy Liquor Store
  - Anytime Fitness
  - PetSmart
  - Best Buy
  - Save-On-Foods
  - No Frills Grocery
  - Fjallraven
  - The Juice Truck 5th Ave







## Contact for more information

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#2900-1055 West Georgia Street  
P.O. Box 11109 Royal Centre  
Vancouver, BC V6E 3P3, Canada

**avisonyoung.ca**



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