

OFF MARKET  
OPPORTUNITY

FREESTANDING INDUSTRIAL BUILDING

# For Sale

125 W 71st Avenue, Vancouver, BC

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 Civic Address


 125 W 71st Ave,  
Vancouver, BC V5X  
2X3


 PID


 014-141-272


 Neighborhood


 Marpole


 Zoning


 I-2


 Year Built


 1963


 Gross Leasable Area


 32,974 SF


 Lot Dimensions & Size


 427' x 100'


 42,700 SF


 Grade Doors


 2


 Docks


 4


 Warehouse Clear Height


 18'


 Property Tax (2025)

 \$145,511.00

 Assessment (2025)

 \$13,137,000

 Asking Price

 Contact Agent

# Property Details

Iconic Properties Group is pleased to present **125 W 71st Avenue, Vancouver**, a rare freestanding industrial warehouse situated in **South Vancouver**, one of the region’s most strategically connected and in-demand industrial districts. With substantial building area, ample yard space, and redevelopment potential, this property is ideal for owner-users, investors, or developers seeking a secure foothold in Metro Vancouver’s core industrial market.

## Functional Industrial Facility

Set on a **42,700 square foot site**, the property offers **32,974 square feet of warehouse, office, and mezzanine space** across two levels. Features include **heavy 3-phase electrical service, two grade-level loading doors, four dock loading doors**, and **excess yard and parking** at the front of the site. The versatile layout provides functionality for a wide range of industrial, distribution, and service-oriented uses.

## Strategic Accessibility

Located in **South Vancouver**, the property benefits from excellent connectivity to **Highway 91, Highway 99, Vancouver International Airport**, and major arterial routes. Its proximity to **Marine Drive Station** and **Marine Gateway** offers convenient **transit access** for staff and strong support amenities nearby.

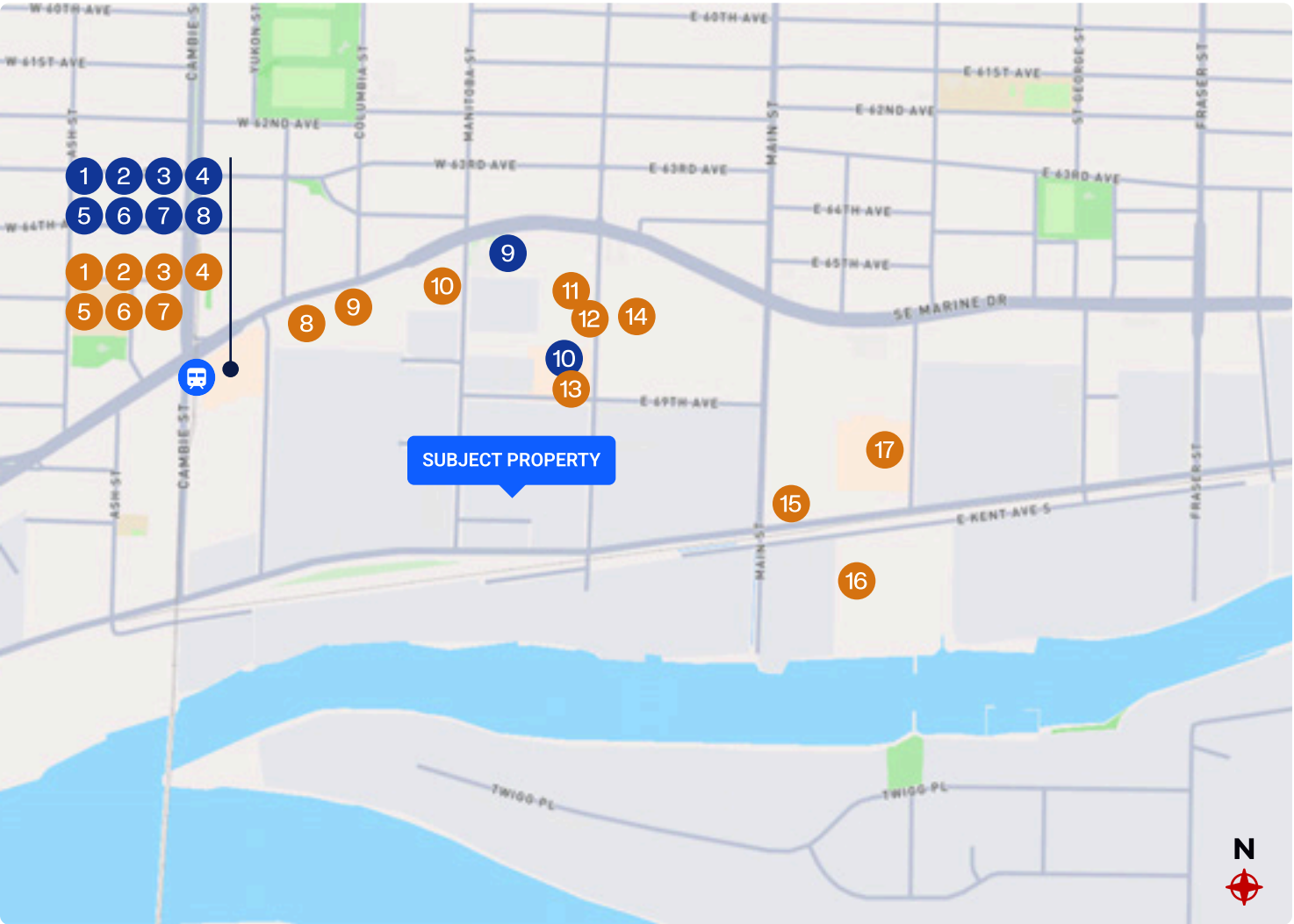
## Redevelopment Potential

Beyond its immediate utility, the property presents long-term upside with **future redevelopment potential**. Benefiting from a **3.0 FSR**, the site can accommodate **up to 128,066 square feet of buildable area**, making it a rare opportunity for investors and developers in a market where industrial land remains scarce.



All measurements, sizes, and dimensions are approximate and are provided for general information purposes only. The buyer is advised to verify all details independently to their own satisfaction.

# Nearby Amenities



## Food & Drinks

- 1

A&W
- 2

Freshslice Pizza
- 3

Neptune Palace Seafood Restaurant
- 4

Kinton Ramen
- 5

Tim Hortons
- 6

Dublin Crossing
- 7

Subway
- 8

Bubble Waffle Cafe
- 9

McDonald's
- 10

Starbucks

## Retail, Services, Manufacturers & Suppliers

- 1

Marine Gateway Shopping Mall
- 2

T&T Supermarket
- 3

BMO Bank of Montreal
- 4

CIBC
- 5

TD Canada Trust
- 6

RBC Royal Bank
- 7

Shoppers Drug Mart
- 8

Kia Vancouver
- 9

Southside Nissan
- 10

Lordco Auto Parts
- 11

Best Buy
- 12

Marshalls
- 13

Canadian Tire
- 14

Kal Tire
- 15

Coast Appliances
- 16

Bloomex
- 17

Real Canadian Superstore

## Transit

- 

Marine Drive Station



# Regional Connectivity

Location	Approximate Driving Time
1 YVR Airport	10 minutes
2 Richmond Brighthouse	20 minutes
3 Downtown Vancouver	30 minutes
4 Metropolis at Metrotown	25 minutes
5 Surrey City Centre	50 minutes
6 Peace Arch Border Crossing	50 minutes

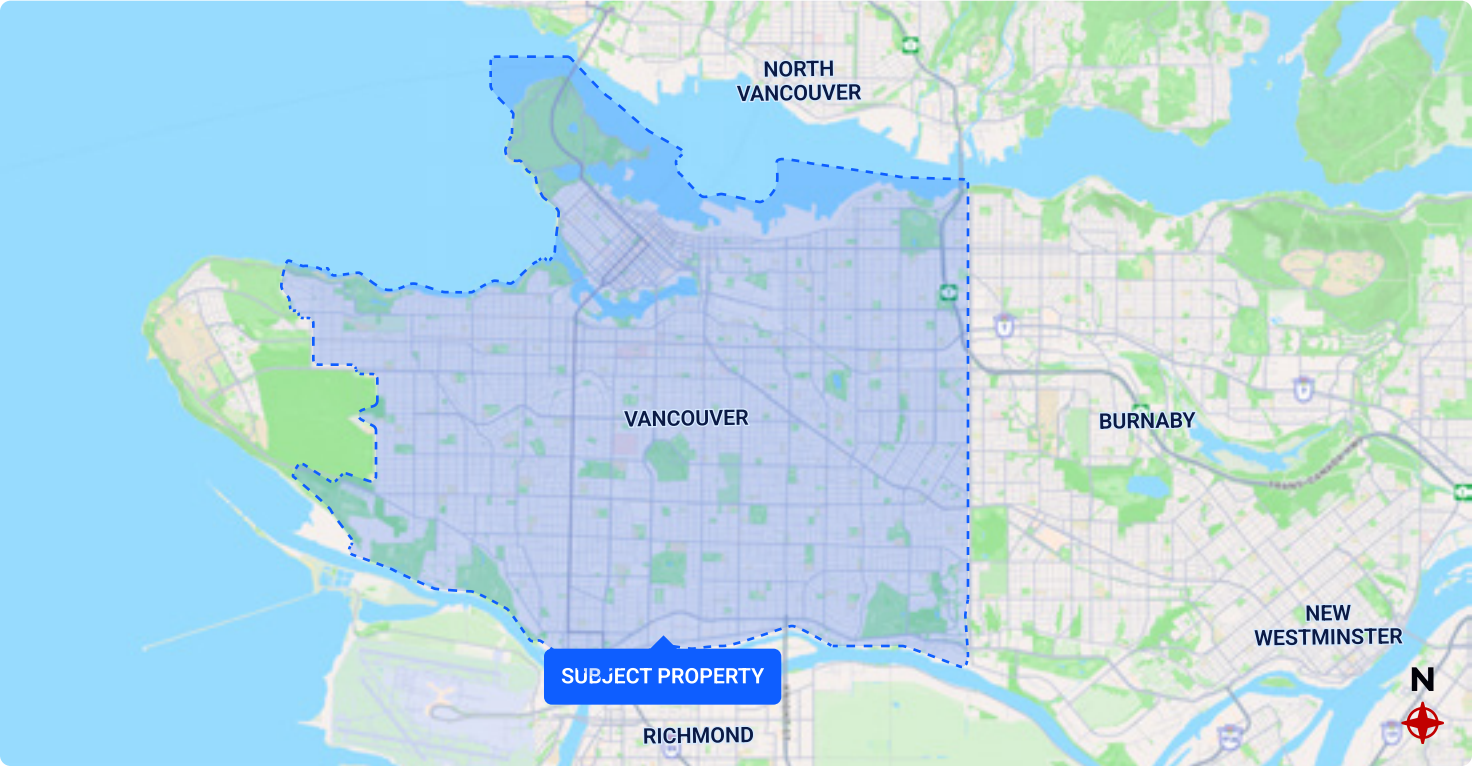


# Demographics Overview

Strategically located in South Vancouver’s established industrial district, 125 W 71st Avenue presents a rare opportunity to own a freestanding industrial warehouse with immediate functionality and future redevelopment potential. The property benefits from proximity to Highway 91, Highway 99, Vancouver International Airport, and the Canada Line’s Marine Drive Station, placing it at the centre of Metro Vancouver’s trade and logistics network. South Vancouver’s blend of industrial, transportation, and commercial uses has created a highly desirable environment for businesses seeking connectivity, workforce access, and operational efficiency.

The property offers outstanding accessibility with direct routes to Vancouver, Richmond, Burnaby, and Delta, while Highways 91 and 99 provide efficient links to Surrey and the U.S. border. Travel times include approximately 20 minutes to Downtown Vancouver, 10 minutes to Vancouver International Airport, and 30 minutes to Surrey City Centre. With 32,974 square feet of building area on 0.98 acres, multiple grade and dock loading doors, heavy 3-phase power, and excess yard space, the property is well suited for a wide range of uses while benefiting from 3.0 FSR redevelopment potential allowing up to 128,066 square feet buildable.

Vancouver	
Population (2024)	749,627
Population (2029)	816,523
Projected Annual Growth (2024-2029)	1.72%
Median Age (2024)	38.5
Average Household Income (2024)	\$133,472
Average Persons Per Household (2024)	2.3

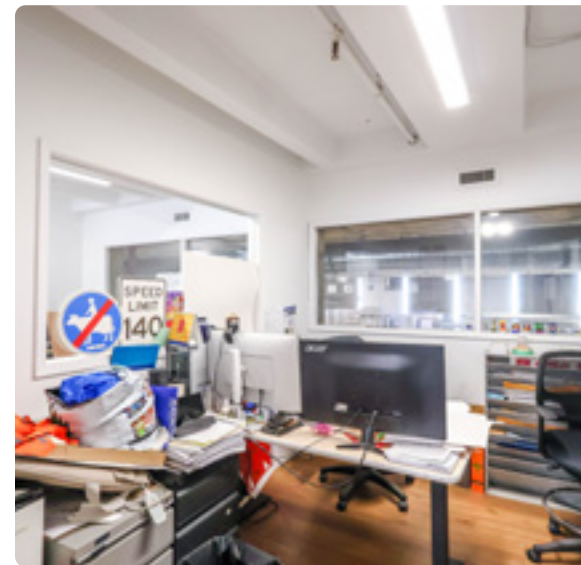
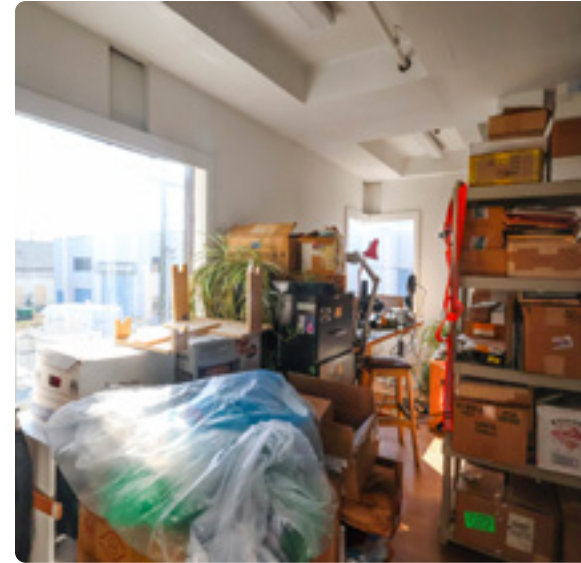




# Photos

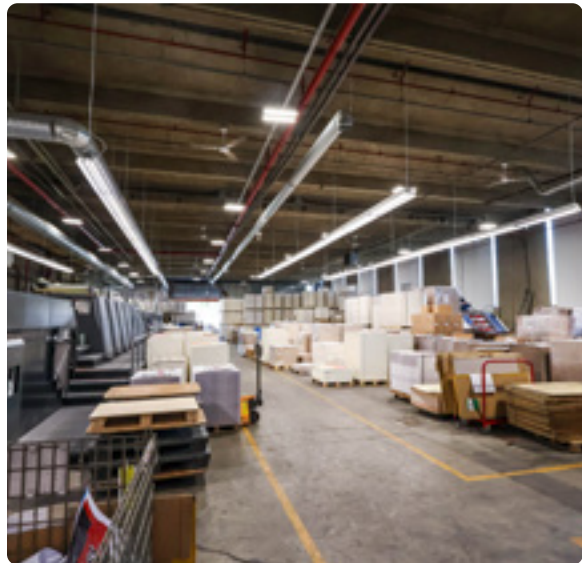
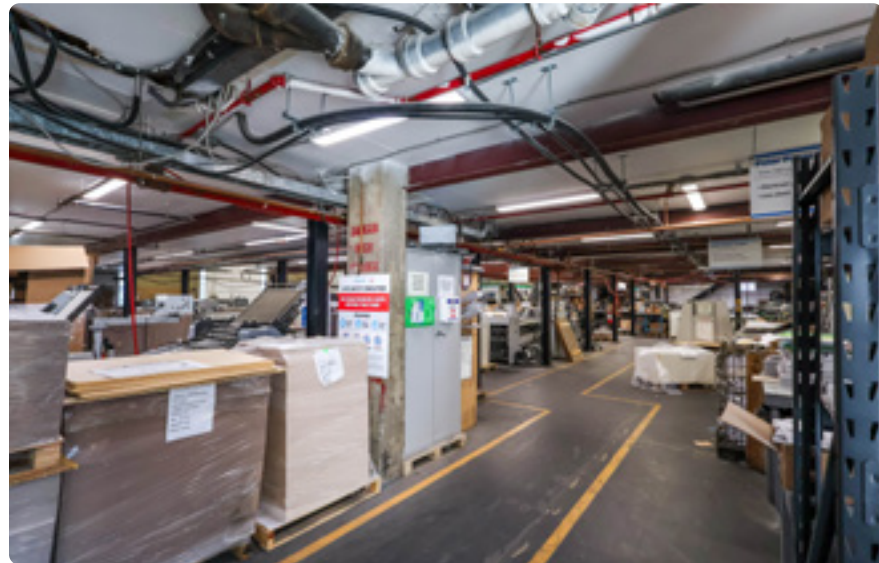


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