

FOR SALE | INDUSTRIAL
1510 VENABLES STREET
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

REDUCED PRICE



- ▶ **9,738 SF Freestanding Building Owner/User Opportunity**
- ▶ **1,964 SF Third Floor Residential Apartment with Views of North Shore & Downtown**
- ▶ **Oversized Display Windows Fronting Venables Street**
- ▶ **Commercial Live/Work Space**

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Legal Description

LOT 1, BLOCK 24, PLAN EPP53833, DISTRICT
LOT 264A, GROUP 1, NEW WESTMINSTER
LAND DISTRICT

PID

029-882-583

Site Size

8,448 SF

Building Area

Warehouse	5,327 SF
Second floor office	2,447 SF
Third floor residential	1,964 SF
Total	9,738 SF

All measurements are approximate and must be verified by the purchaser.

Year Built

2024

Property Taxes

\$62,206.90 (2025)

Assessed Value

\$6,259,000 (2025)

Asking Price

~~\$8,200,000~~ \$7,500,000

Location

The property is situated on the south side of Venables Street, between Woodland Drive and Cotton Drive in the vibrant Strathcona neighbourhood of Vancouver. This unique area is home to many service-oriented businesses, wholesaling and showroom/warehouse operations. This location offers excellent access to Downtown Vancouver and fantastic nearby local restaurants and breweries.

Zoning

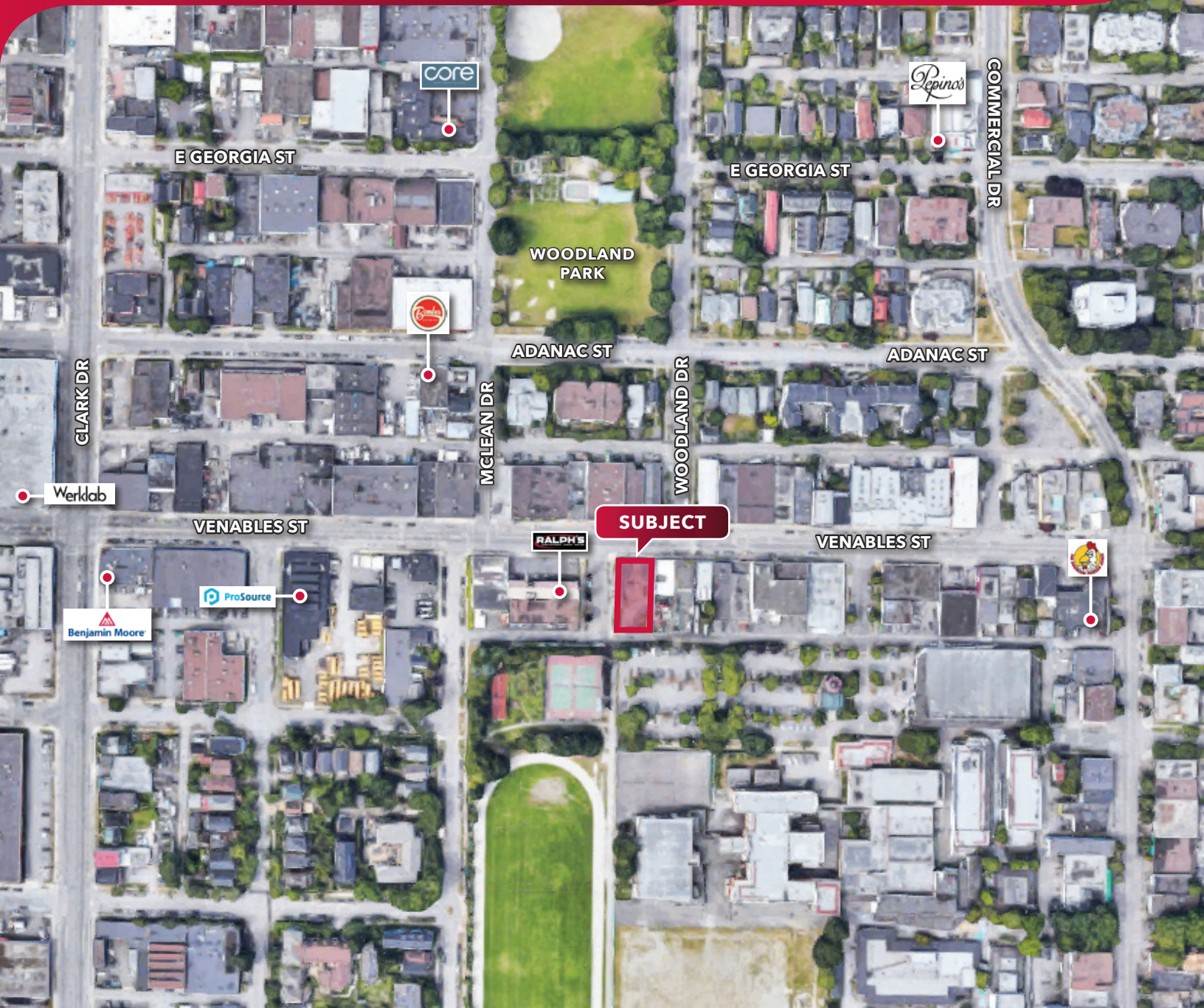
I-2 (Light Industrial) – allows for a wide variety of uses including office, showroom, manufacturing, bakery, brewing, distilling, food and beverage, laboratory, general office, health care office, storage, wholesaling, post-production, distribution, and some service-based businesses.

Features

- ▶ 30 ft ceiling height
- ▶ 800 amp 3-phase power
- ▶ Dock (leveller) and grade loading
- ▶ Third floor residential apartment with views
- ▶ Extensive rooftop patio
- ▶ Elevator to all floors
- ▶ Concrete, reinforced steel superstructure
- ▶ Modern LED lighting
- ▶ Shower with ensuite
- ▶ High open ceilings
- ▶ Gated and secured parking
- ▶ 3 washrooms
- ▶ Kitchen



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