

247 EAST 1<sup>ST</sup> AVENUE  
VANCOUVER, BC

 LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES



**FOR SALE**

11,900 SF BUILDING ON A 21,215 SF LOT  
HIGHLY SECURE FACILITY

**Steve Caldwell**

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## LOCATION OVERVIEW

This property is located in the heart of the False Creek Flats industrial district, offering a prime East Vancouver address along East 1st Avenue. It sits just east of Main Street, between Terminal Avenue and Great Northern Way, and is near the new St. Paul's Hospital. The site offers excellent proximity to Downtown Vancouver and major routes throughout the city and the Lower Mainland. Transit is easily accessible, with the Main Street-Science World SkyTrain Station just a five-minute walk away and the upcoming Great Northern Way-Emily Carr Station only steps from the property. The area is home to businesses that benefit from convenient access to the downtown core.

## Salient Details

Civic Address	247 East 1st Avenue, Vancouver, BC	
Legal Description	LOT 1 BLOCK 3 DISTRICT LOTS 200A AND 2037 PLAN 18109	
PID	007-197-888	
Zoning	I3 (Industrial)	
Lot Size	21,215 SF	
Building Size	Upper office	3,900 SF
	Lower level storage & vaults	3,900 SF
	Warehouse	3,900 SF
	<b>Total</b>	<b>11,700 SF</b>
Construction	Custom built, highly secure facility	
Property Taxes	\$135,378 (2025)	
Asking Price	<del>\$13,900,000</del> \$12,250,000	

### Property Features

- ▶ Air conditioned offices
- ▶ Six (6) private offices
- ▶ Boardroom
- ▶ Three (3) washrooms
- ▶ Lunchroom
- ▶ 18' ceilings in warehouse
- ▶ 3-phase electrical
- ▶ Clear span warehouse
- ▶ 10,000 SF paved and secured yard
- ▶ Outside security lighting
- ▶ Two (2) oversized secure drive-in loading doors
- ▶ Fully fenced property
- ▶ Large vault with 18" concrete walls





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