

380 - 8250 Manitoba St, Vancouver

617 SF light industrial flex space in South Vancouver

FOR SALE

momentum



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OPPORTUNITY

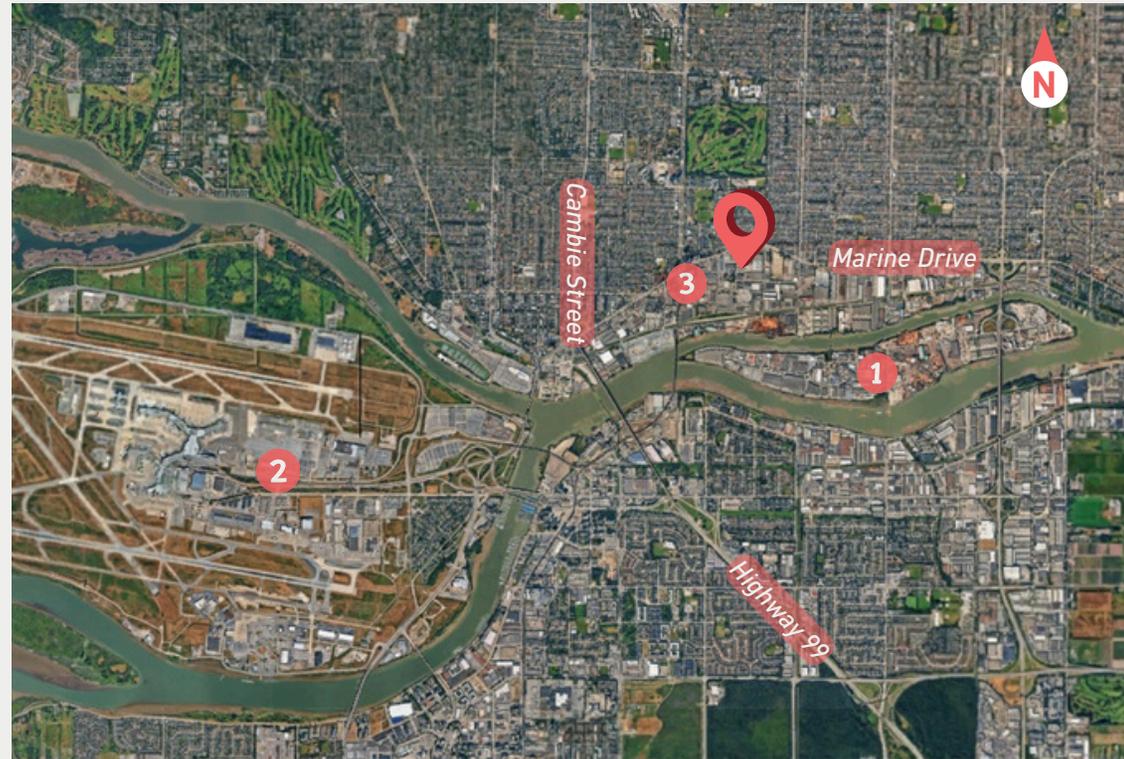
Secure a polished, small-bay workspace in Marine Landing, one of Vancouver's most recognized and accessible industrial campuses. This 617 SF light industrial unit combines the hard-to-find fundamentals: 13' ceilings, HVAC, and 3-phase power, with meaningful upgrades already completed, including finished and painted walls, upgraded lighting, and a fully sealed concrete floor for a clean, durable, ready-to-use environment.

While situated on the third floor, the unit remains highly practical: freight elevators connect directly to the ground-level loading bays, enabling efficient movement of equipment and materials without compromising on the security and separation of an upper-level workspace.

With a building permit already issued for improvements, users and investors have a clear path to complete a tailored build-out with reduced timeline risk.

Ideal for light manufacturing, tech-enabled production, creative studio use, assembly, warehousing support, and other clean industrial operations seeking a Vancouver location with strong connectivity and long-term desirability.

LOCATION



- 1 Mitchell Island
- 2 Vancouver International Airport (YVR)
- 3 Marine Drive Skytrain Station (Canada Line)

HIGHLIGHTS



100A, 3Ph (Buyer to Verify)



Central Location with Easy YVR Access



Ample Parking



Grade Loading Door & Freight Elevator



Build Equity with Ownership

SALIENT DETAILS

ADDRESS 380 - 8250 Manitoba Street
Vancouver, BC

PID 032-385-234

AREA 617 SF

ZONING I-2 (Zoning Bylaw can be
Provided upon Request)

ASKING PRICE \$459,000

**PROPERTY
TAXES** \$4,135.26 (2025)

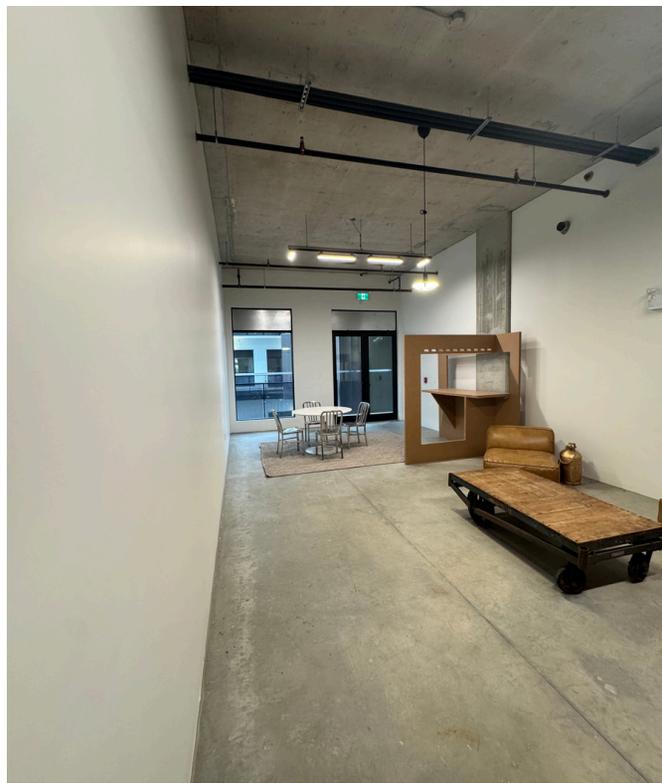
STRATA FEES \$189.00 Per Month

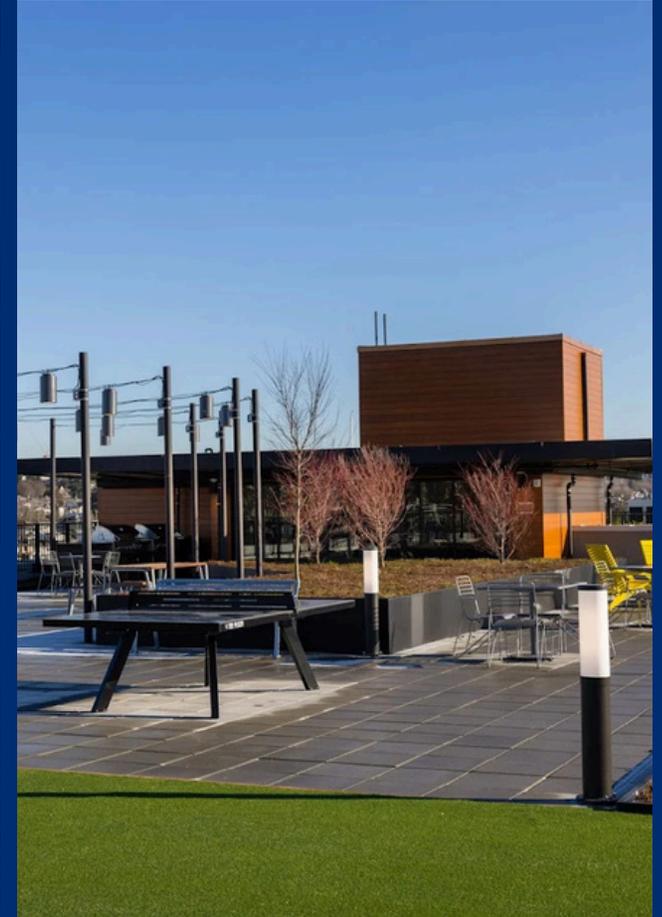
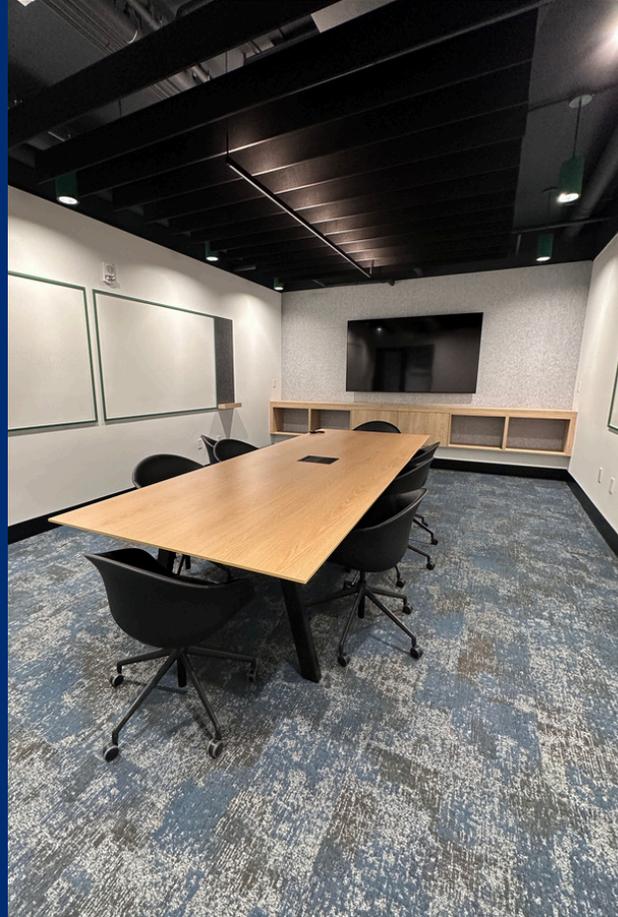
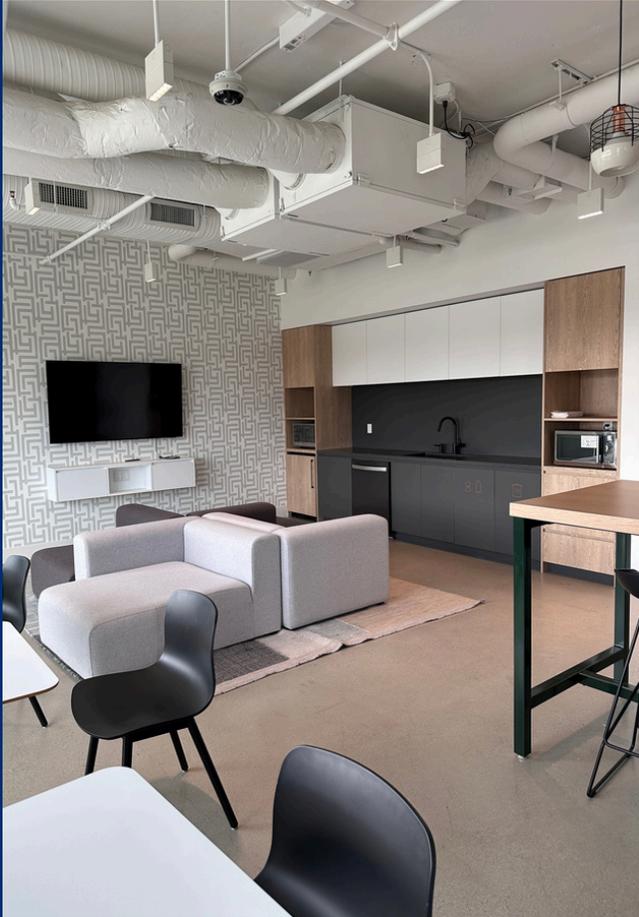
PARKING 1 Designated Space

CEILING 13' Ceiling Height

LOADING (1) Grade Level Door

POWER 100A / 3Ph (Buyer to Verify)





CONTACT FOR MORE INFORMATION

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