

New Price



For Sale | 1282 Franklin Street, Vancouver

Freestanding Industrial Building in East Vancouver Ideal for Owner/User or Investor

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Opportunity

Opportunity to acquire a freestanding industrial building, located in East Vancouver within close proximity to the Hasting and Powell Street Corridors as well as Downtown Vancouver.

Building Details

Municipal Address	1282 Franklin Street, Vancouver, BC
Legal Description	LOT 7 OF LOT 7 BLOCK A DISTRICT LOT 182 PLAN 176
Buildings Size	8,328 SF +/-
Lot Size	6,490 SF (53' x 122') +/-
Tenancy	N/A Owner/ User
Zoning	M-2: Allows for a range of uses including: manufacturing, service, storage, and wholesale (class A)
Existing Improvements	Two storey freestanding building previously used as an automotive repair facility and for the storage of vehicles
Ceiling Height	10' 2" +/- ground floor
Electrical Services	100 amps @ 120/ 240 volts 100 amps @ 240 volts
Parking	4 surface stalls
Loading	2 grade level doors
Property Taxes (2023)	\$36,055.40
Price	\$4.3 Million \$3,900,000.00

Location

1282 Franklin Street, is located on the corner of Franklin Street and Clark Drive, in East Vancouver. The property is one block north of Hastings Street and one south of Powell Street, two of the most important east/ west connectors in the City of Vancouver. Downtown Vancouver is only a 10 minute drive from the property.



Floor Plan

Franklin Street

Grade door
loading

Front
Door

Main Floor
5,664 SF +/-

Second Floor
1,320 SF +/-

Roof

Clark Drive

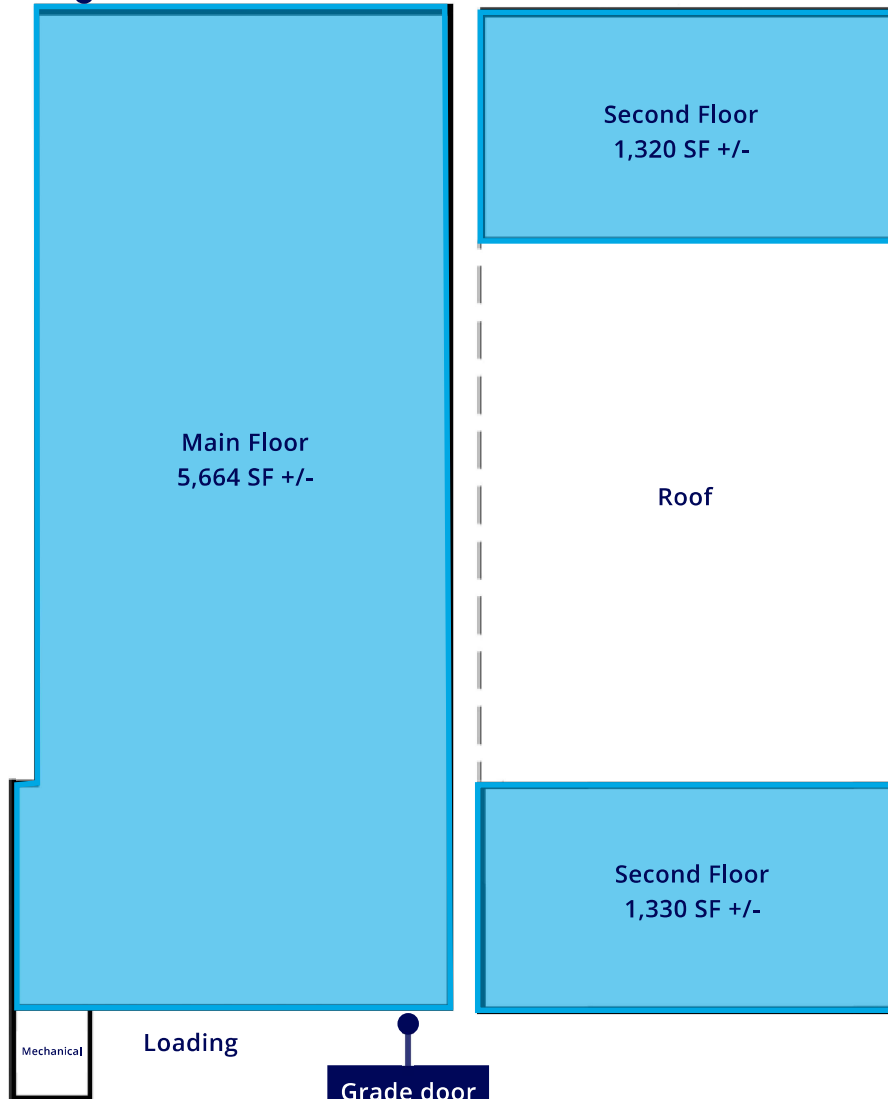
Second Floor
1,330 SF +/-

Mechanical

Loading

Grade door
loading

* All measurements approximate



Exterior Images



Neighbourhood

Demographics | East Vancouver, BC | 2022 Estimate



Population

132,191



Households

63,775



Avg.
Household Income

\$106,197



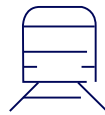
Bike
Score

78



Walk
Score

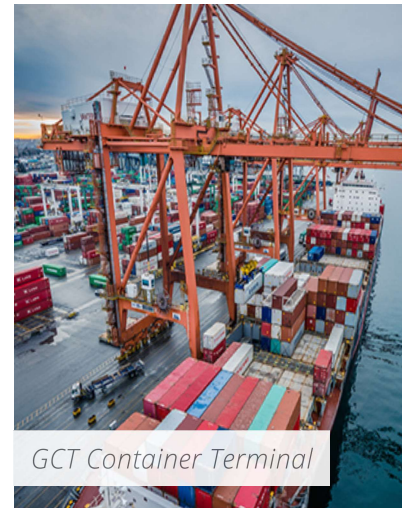
92



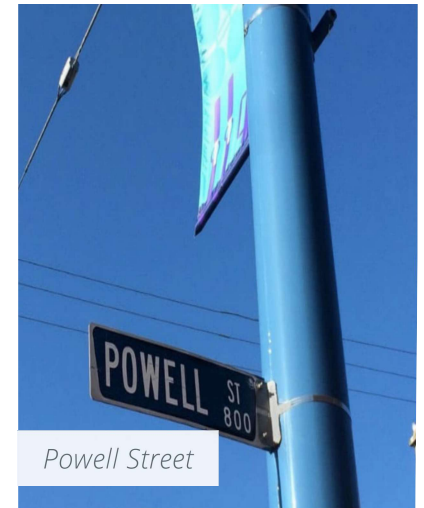
Transit
Score

69

**The following demographics were taken from the subject property within a 3km radius and obtained by HYDRA, a centralized data platform.*



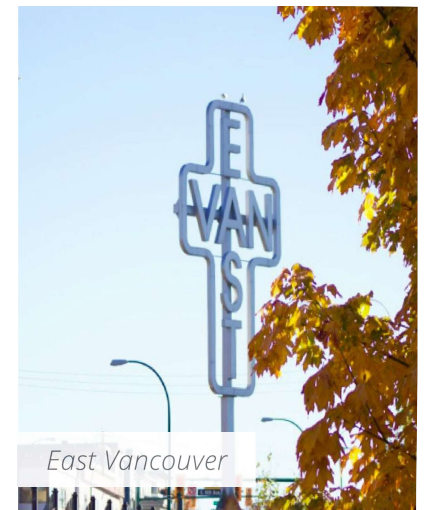
GCT Container Terminal



Powell Street



Powell Street Brewery



East Vancouver



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