

**NAI**Commercial

**\$840 PSF**



**FOR SALE** | 128 West 6<sup>th</sup> Avenue, Vancouver, BC

**OWNER-USER OR INVESTMENT OPPORTUNITY**  
**STRATA OFFICE IN MOUNT PLEASANT**

Opportunity to purchase approximately 5,701 SF of second floor office space. The combined units are comprised of private offices, meeting rooms, reception area, kitchen, open work areas, private washrooms. 6 secure underground parking stalls.



**Chris Oteman**

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# Salient Details

## Civic Address

Units 201–207, 128 West 6<sup>th</sup> Avenue  
Vancouver, BC V5Y 1K6

## Legal Description

LMS2849 DL 200A Lots 8 to 14  
DL36

## PID

023-798-513, 023-798-521,  
023-798-530, 023-798-548,  
023-798-556, 023-798-564,  
023-798-572

## Total Size (Approx.)

5,701 SF

## Zoning

I-1 (office use approved)

## Year Built

1997

## Property Taxes

\$45,587.44 (2024)

## Strata Fees

\$2,217.37 per month

## Tenancy

Available for owner occupancy

## Price

\$4,788,800 (\$840 PSF)

# 128 West 6<sup>th</sup> Ave, Vancouver, BC

## Location

This property is located on West 6<sup>th</sup> Avenue between Columbia and Manitoba Streets which is a 10-minute walk to the Canada Line Station. Within close proximity are many restaurants, banks, retail and amenities that Mount Pleasant has to offer.

## Property

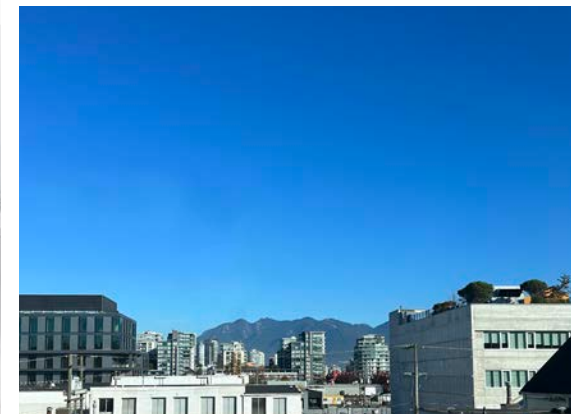
The units are located on the second floor of this 4-storey concrete mixed commercial and residential strata building.

These 7 strata units are combined into one continuous space with excellent natural light from North facing windows with views of the Downtown skyline and the North-shore mountains.

The building has a grade-level loading door with access from the alley and a large freight elevator. 6 secured underground parking stalls are available.

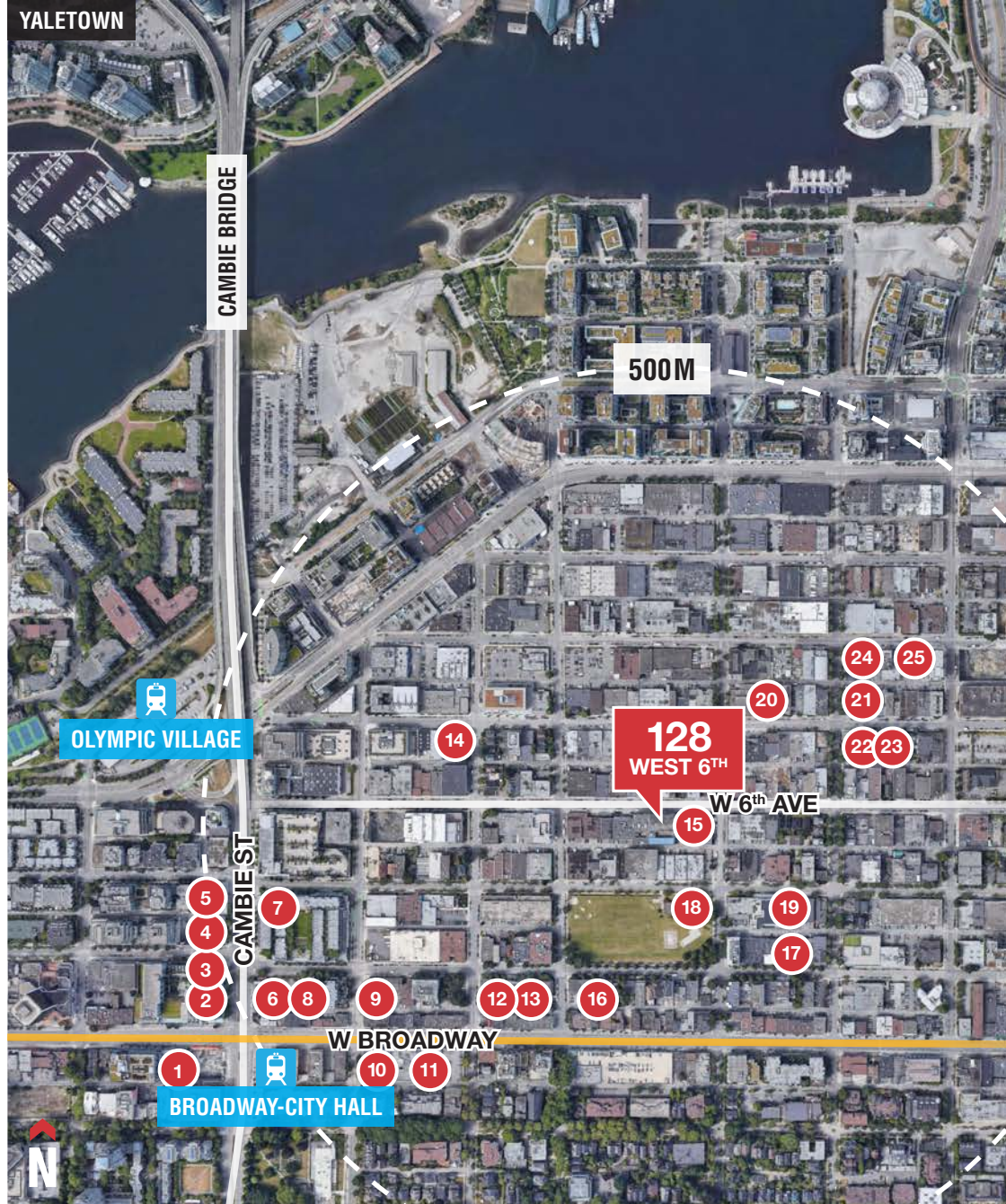
## Features

- ▶ North facing city and mountain views
- ▶ Heat and air-conditioned
- ▶ Sprinklered
- ▶ Lots of natural light
- ▶ Opening windows
- ▶ **6 secure underground parking stalls**
- ▶ Grade-level loading
- ▶ Freight elevator



Mix of private offices and meeting rooms, reception area, large open spaces with glass partitions for workstations, large kitchen, server room, and private washrooms.





1. le Mexican Grill
2. RBC Royal Bank
3. Whole Foods Market
4. BC Liquor Store
5. La Ruota Pizzeria
6. Wendy's and A&W
7. Save-On-Foods
8. Uma Sushi
9. La Taqueria
10. Sushi California
11. No Frills Market
12. Fatburger
13. Aperture Coffee Bar
14. Honest to Pete Coffee
15. Mangia Cucina & Bar
16. Milano Coffee Roasters
17. 33 Acres Brewing
18. Camion Cafe
19. Elysian Coffee
20. Terra Breads
21. Purebread
22. Tacofino
23. Field & Social
24. Electric Bicycle Brewing
25. R&B Ale & Pizza House

**91** WALKER'S PARADISE

**93** RIDER'S PARADISE

**97** RIDER'S PARADISE

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