

For Sale

Mount Pleasant - Broadway Plan Industrial Development Site

2128 & 2138 Alberta Street, Vancouver, BC



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**AVISON
YOUNG**



Property details

ADDRESSES

2128 & 2138 Alberta Street, Vancouver, BC

PIDS

004-402-928, 011-068-078

SITE SIZE

6,431 sf

DIMENSIONS

Width: 87 ft
Depth: 74 ft

CURRENT ZONING

I-1 Light Industrial

BROADWAY PLAN DESIGNATION

Mount Pleasant Industrial Area - Area A (MIAA)

PERMITTED DENSITY

4.5 FSR

PROPERTY TAXES (2022)

\$26,145

PRICE

Contact listing agents

Development highlights



Located within a 9-minute walk away from the Olympic Village and Broadway-City Hall SkyTrain Stations



Site qualifies for a maximum height of 4-7 storeys up to 100 ft



Ability to develop an building with light industrial at grade, and office above

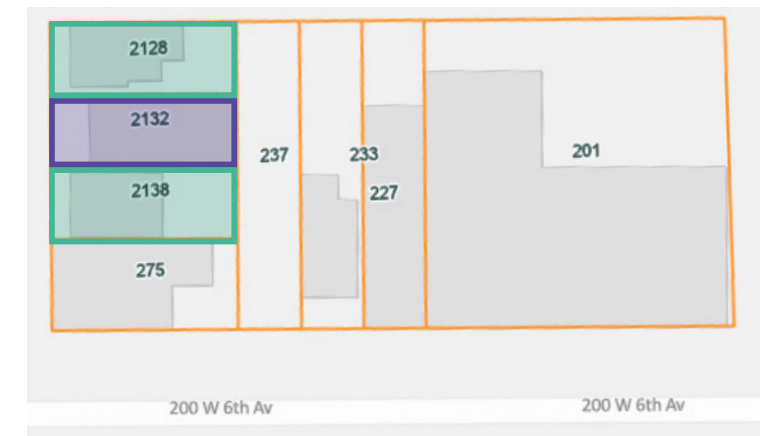


Ideal for an owner-user boutique development

Opportunity

Avison Young is pleased to offer for sale a premier 6,431 sf light industrial development site located in the heart of Mount Pleasant. The Property has 87 feet of frontage on Alberta Street between West 5th Avenue and West 6th Avenue. Located within the Broadway Plan less than a 9-minute walk to both the Olympic Village SkyTrain Station and Broadway-City Hall SkyTrain Station. This development site benefits from a wide variety of amenities and services and is in immediate walking distance to Jonathan Rogers Park.

The Property presents the opportunity to develop a light industrial building in one of the most desirable areas of Vancouver to live. A development of the Property would consist of 1/3 industrial space, and 2/3 of the floor area could be used for either office, service, retail, cultural, recreational or institutional uses. Assembly with 2132 Alberta Street is required to accommodate development with the owner open to accommodating this assembly.



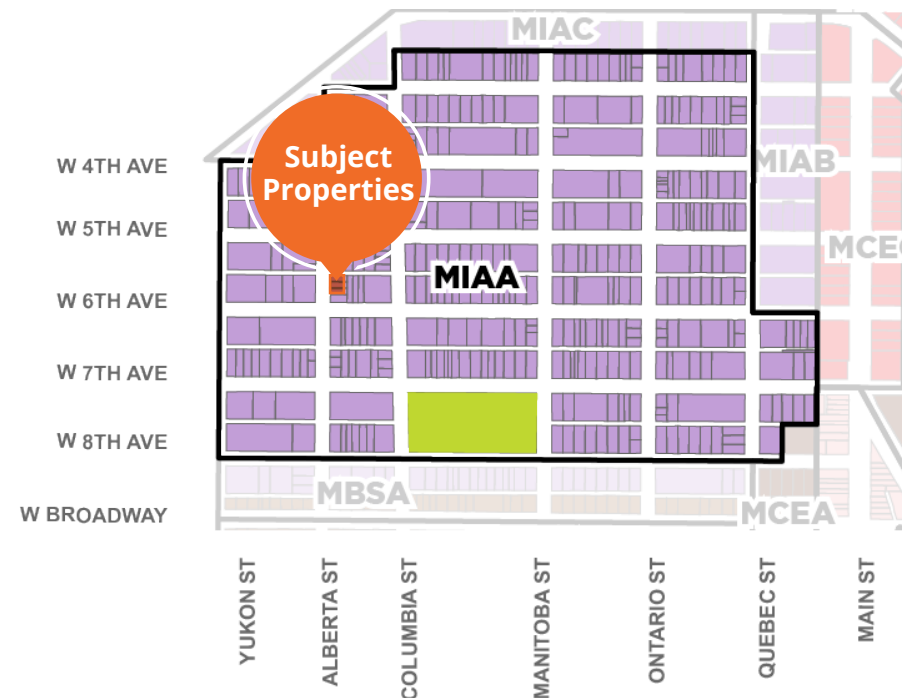
This includes the potential to assemble 2132 Alberta Street

Broadway Plan and development potential

After extensive planning and consultation with the public and major stakeholders over the past four years, Vancouver City Council approved the Broadway Plan on June 22, 2022, providing a 30-year framework that will integrate new housing, job space, and amenities with the Broadway Subway. The Broadway Plan is intricate, complex and contains many different designations. The Property has been designated as Mount Pleasant Industrial A Area - MIAA. The intent of this designation is to intensify the traditional light industrial functions of the area (production, distribution and repair) and support innovation and creative economy uses. **The City is currently accepting rezoning applications within the Broadway Plan.**

Policy Area:	Mt Pleasant Industrial A [MIAA]	
Intent:	Intensify the traditional light industrial functions of the area (production, distribution and repair) and support innovation and creative economy uses	
Uses	Industrial, Office, Service, Retail, Cultural, Recreational, Institutional	
Option/Tenure:	1/3 Industrial option	1/2 Industrial option
Height:	100 ft	152.5 ft
Density:	4.5 FSR	6 FSR
Option notes:	A min. of 1/3 of the floor area must be industrial uses The first floor industrial uses must be dedicated to traditional production, distribution and repair (PDR) uses	Project will be required to deliver a min. of 50% of the project (3.0 FSR) as Industrial uses, e.g. biotech laboratories or other stacked industrial form. Min. 150 ft frontage required
Other policies:	<ul style="list-style-type: none"> Restrict any new residential uses, in accordance with the Metro Vancouver land use designation for Industrial lands. Support additional amenities and services (e.g. restaurant and retail options) to support an increase in employees in the area while ensuring that the primary function of the area is for industrial and employment uses. 	

MOUNT PLEASANT INDUSTRIAL AREA - AREA A



RESTAURANTS AND BARS

- 33 Acres Brewing Company
- Ophelia
- CRAFT Beer Market False Creek
- Tap & Barrel • Olympic Village
- Mangia Cucina & Bar
- Food Hall by ZUBU
- Sushi California
- La Taqueria Pinche Taco Shop
- A&W
- Mount Pleasant Vintage & Provisions

SHOPS AND SERVICES

- Canadian Tire
- The Home Depot
- Whole Foods Market
- No Frills Grocery
- PetSmart
- Legacy Liquor Store
- The Juice Truck 5th Ave
- Terra Breads
- Sport Chek
- Best Buy
- Save-On-Foods
- Starbucks
- Anytime Fitness

96	WALKER'S PARADISE Daily errands do not require a car
95	BIKER'S PARADISE Mostly flat, excellent bike lanes
93	RIDER'S PARADISE World-class public transportation



DOWNTOWN VANCOUVER

FALSE CREEK

BC Place

Science World

Main Street-Science World SkyTrain Station

Olympic Village SkyTrain Station

Subject Property

JONATHAN ROGERS PARK

Broadway-City Hall SkyTrain Station

WEST BROADWAY

CAMBIE BRIDGE

ALBERTA STREET



Contact for more information

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