



FOR SALE

Corner Warehouse with Grade Loading Located in Vancouver's Port Town District

1967 Triumph Street, Vancouver

Marcus & Millichap

Opportunity Overview

Prime opportunity to acquire a warehouse with grade loading located in Vancouver's rapidly developing Port Town District. The property consists of approximately 37,120 SF of leasable area well situated on 24,156 SF of land. Located on the northwest corner of Triumph Street and Semlin Drive, the property is one block south of Powell Street and three blocks north of East Hastings Street. The surrounding area is home to many restaurants, cafes, creative spaces, distilleries, and microbreweries, including Parallel 49 directly across the street.

The property is conveniently located a 10 minute drive from Downtown Vancouver and a five minute drive from Highway 1. Nearby transit is accessible via Powell Street, East Hastings Street, and Commercial Drive, with many bus routes operating daily along these streets.

Tenanted by Bears Blooms, BC Hardwood, and Reay's Moving & Storage, the property is currently 100% occupied with lease expiry dates ranging from Q4 2025 to Q2 2026. Flexible I-2 zoning allows for a variety of uses and a density of 3.0 FSR.



Property Summary

Municipal Address: 1967 Triumph Street, Vancouver, BC V5L 1K6

PID: 015-679-659, 015-679-667, 015-679-675,
015-679-683, 015-679-756

Assessed Value (2024):
Land: \$ 10,919,000
Improvement: \$ 8,505,000
Total: \$ 19,424,000

Property Taxes (2024): \$208,002

Land Area: 24,156 SF (~198' x ~122')

Building Area:
Suite 1967: 7,801 SF
Suite 1977: 9,000 SF
Suite 1987: 20,319 SF
Total: 37,120 SF

Zoning: I-2

Tenants:
Suite 1967: Bears Blooms
Suite 1977: BC Hardwood
Suite 1987: Reay's Moving & Storage

NOI: Upon a signed CA

Asking Price: \$25,000,000

All information is subject to confirmation.





Property Details

Ceiling Heights

Suite 1967: 15' 3" clear ceiling, 13' 11" to beam
Suite 1977: 21' 9" clear ceiling, 19' 11" to beam
Suite 1987: 21' clear ceiling, 19' 11" to beam

Loading

Triumph Street: 2 grade loading doors
Alley: 2 grade loading doors and 1 dock loading door

Parking

Suite 1967 & 1977: Exterior gated parking and storage area
Suite 1987: 9 exterior parking stalls

Suite Features

Suite 1967: 4-5 offices
Suite 1977: Mezzanine level with offices
Suite 1987: 2-3 offices, built out storage lockers

- Sprinklered

- Concrete flooring

All information is subject to confirmation.



Neighbourhood Map



Drive Times
Highway 1: 5 minutes
Downtown Vancouver: 10 minutes
North Vancouver: 15 minutes

Exterior Photos



Contact Information

Mario Negris*

Senior Managing Director

Investments & Leasing

(604) 638-2121

mario.negris@marcusmillichap.com

Martin Moriarty*

Senior Vice President

Investments & Leasing

(604) 675-5255

martin.moriarty@marcusmillichap.com

Tate Venier

Associate

Investments & Leasing

(604) 675-5204

tate.venier@marcusmillichap.com

*Personal Real Estate Corporation

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2024 Marcus & Millichap. All rights reserved.

Marcus & Millichap