

# For Sale

## 188 West 5<sup>th</sup> Avenue

Vancouver, BC



Prime Fully Leased Corner Property Ideal For Owner/User or Future Development

### Contact

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## Property Details

<b>Civic Address</b>	188 West 5th Avenue, Vancouver
<b>Legal Description</b>	Lot 1, Block 33, District Lot 200A, Plan 197 PID: 004-309-685
<b>Lot Size</b>	5,343 sq. ft. - 45.24' of frontage on 5 <sup>th</sup> Avenue
<b>Building Area</b>	3,997 sq. ft.
<b>Zoning</b>	I-1 Permits a wide range of uses including laboratories, general office and health care offices, information communication technology manufacturing.
<b>Broadway Plan Designation - Mount Pleasant Industrial Area - Area A (MIAA)</b>	4.5 FSR 24,043 sq.ft. of potential buildable area (approx.)
<b>Property Taxes</b>	\$61,220.90 (2025)
<b>Tenancy</b>	Tenant: Catalera BioSolutions Inc. Lease Expiry: Q4 2027 - no further option to renew

**PRICE** **\$4,995,000**

The adjacent property, 164 West 5th Avenue, is available for sale. Contact listing agents for additional information.



## Building Features



Corner lot - southeast corner of West 5th Avenue and Columbia Street



Fully renovated in 2006 to laboratory use



Air conditioned



3 phase, 600-volt power

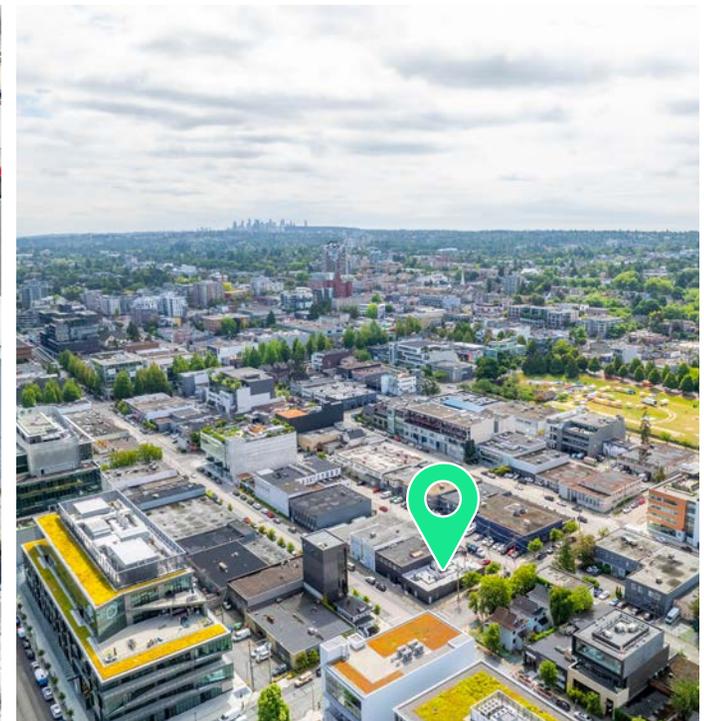


4 parking stalls

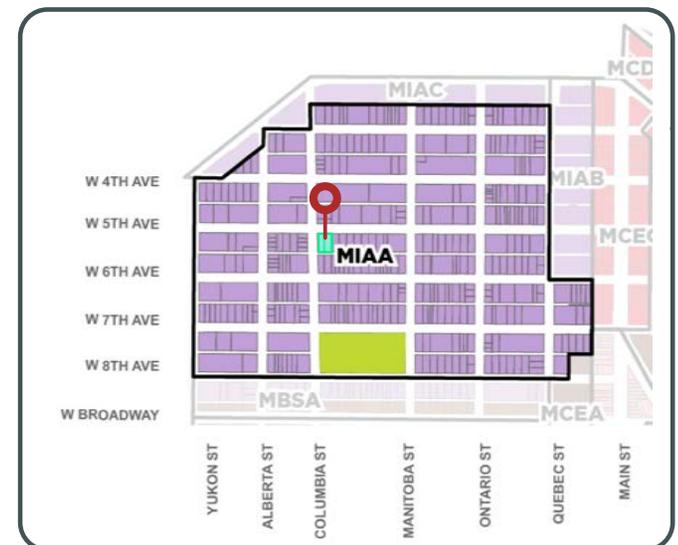


Double doors for loading access

# Broadway Community Plan



Policy Area	Mount Pleasant Industrial Area - Area A (MIAA)	
Uses	Industrial, office, service/retail, cultural, institutional	
Option/Tenure	1/3 Industrial option	1/2 Industrial option
Maximum Height	30.5 m (100 ft.); 4-7 storeys	46.5 m (152.5 ft.); 8-11 storeys
Maximum Density	4.5 FSR	6.0 FSR
Minimum Frontage	N/A	45.7 m (150 ft.)
Notes	A minimum 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.	A minimum of 50% (3.0 FSR) of floor area must be industrial uses, e.g. bio-tech laboratories or other stacked industrial forms. See Land Use (Chpt 7) & Policy 10.1.8.



The Subject Property is strategically located in the dynamic evolving Mount Pleasant neighbourhood of Vancouver. This area is highly sought after due to its close proximity to Downtown, Kitsilano, Strathcona and provides outstanding SkyTrain connectivity via Broadway-City Hall, Olympic Village and new Mount Pleasant Station.

Mount Pleasant has emerged as a preferred location for leading companies such as AbCellera Biologics, Saje Natural Wellness, Atomic Cartoons, and WildBrain Studios, and is critically located within minutes of Vancouver General Hospital and the new St. Paul's Hospital. The area offers an abundance of employee-focussed amenities including Jonathan Rogers Park, CRAFT Beer Market, Small Victory Bakery, Purebread and Elysian Coffee.

With excellent walkability, transit access, and a rich mix of lifestyle and employee amenities Mount Pleasant has become a hub for technology, creative industries and professional offices.



For further information contact:

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