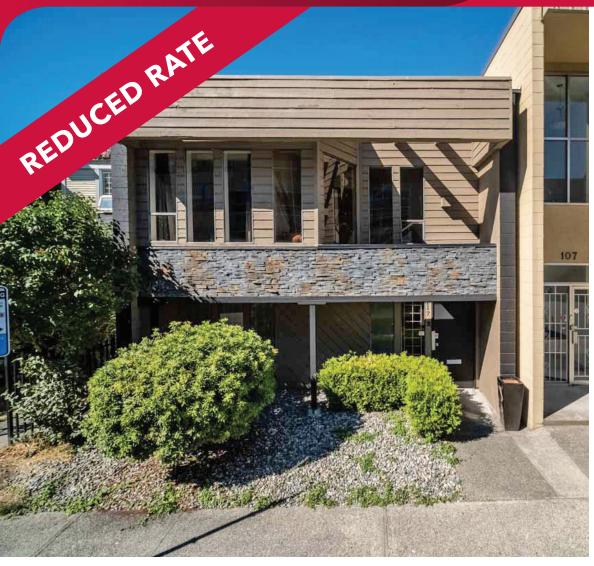
FOR SALE OR LEASE | INDUSTRIAL 117 WEST 6TH AVENUE VANCOUVER, BC











- ▶ 3,000 SF Office/Production/Warehouse Space
- ► Freestanding Industrial Building

Location

The subject property is located on the north side of West 6th Avenue between Manitoba and Columbia Streets in Vancouver's desirable Main & Cambie industrial area. This location provides excellent access to the downtown business district, the Broadway Corridor and busy Main Street.

Ryan Saunders

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Available Area

Second floor office 900 SF
Warehouse/Production 2,100 SF
Total 3,000 SF

*All measurements are apporximate and must be verified by the tenant or buyer

Lot Size

 $24.75' \times 122' = 3,019 \text{ SF}$

Lease Rate

\$25.00 PSF per annum, triple net

Taxes & Operating Cost

\$13.50 PSF per annum (2025 est.)

Lease Term

3 to 5 years or longer

Legal Description

Lot 15, Block 33, District Lot 200A, Plan 197

PID

015-557-952

Property Taxes

\$26,771.40 (2025)

Asking Price

\$3,600,000

Availability

December 15, 2025





Zoning

I-1 (Light Industrial District) allows for most manufacturing, showroom, storage, wholesaling, distribution, and some service based businesses.

Features

- Natural light throughout office and showroom areas
- ► Views of the North Shore Mountains
- ► Newly renovated offices
- ► New private washrooms with shower
- ▶ 1 semi-dock level loading door

- ► 12' ceiling height (approx.)
- ▶ 3 parking stalls
- ► Alarm system in place
- ► Newer roof
- ► Fully renovated kitchen area
- ► New deck



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