

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

REDUCED RATE



- **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

Personal Real Estate Corporation
D 604.630.3384 C 604.760.8799
ryan.saunders@lee-associates.com

Mitch Ellis

D 604.630.3383 C 604.729.7699
mitch.ellis@lee-associates.com

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

Available Area

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

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

Lot Size

24.75' x 122' = 3,019 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



Ryan Saunders

Personal Real Estate Corporation
D 604.630.3384 C 604.760.8799
ryan.saunders@lee-associates.com

Mitch Ellis

D 604.630.3383 C 604.729.7699
mitch.ellis@lee-associates.com