



# For Sale

## 1834 Triumph Street

Vancouver

8,127 sq.ft. Industrial Building

**BABYCH** GROUP  
COMMERCIAL



1834 Triumph Street  
Vancouver

# Opportunity

Rare owner user / investment opportunity to own an industrial building in East Vancouver. This space is located in close proximity to the Trans Canada Highway and the Iron workers Memorial Bridge. There are 4 tenanted units in the building, rent roll is available upon request.

## Building Details

### Building Size:

Total: 8,127 sq.ft.

### Lot Size:

Total: 6,091 sq.ft.

### Zoning:

M-2

### Property Taxes:

\$46,451.20 (2024)

### Year Built:

1977

### Listing Price:

\$4,447,000.00

### NOI:

Available upon request

## Building Features

- 2 Stories
- 4 Office / Warehouse units
- 4 Grade level overhead doors
- 2 Rear lots, 1 fenced
- 12 Foot ceilings

Industrial Space | For Sale

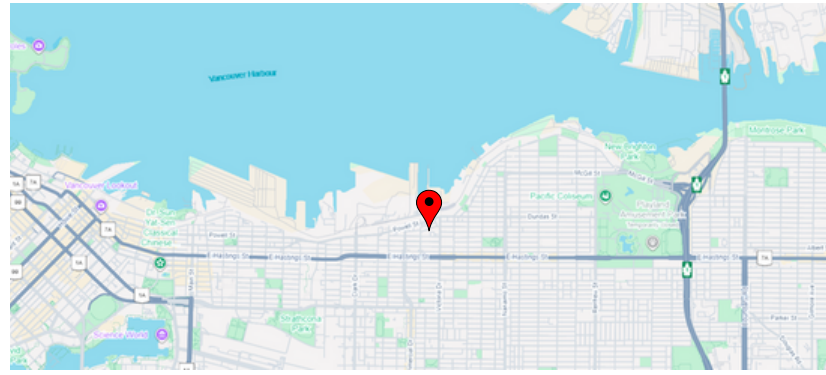


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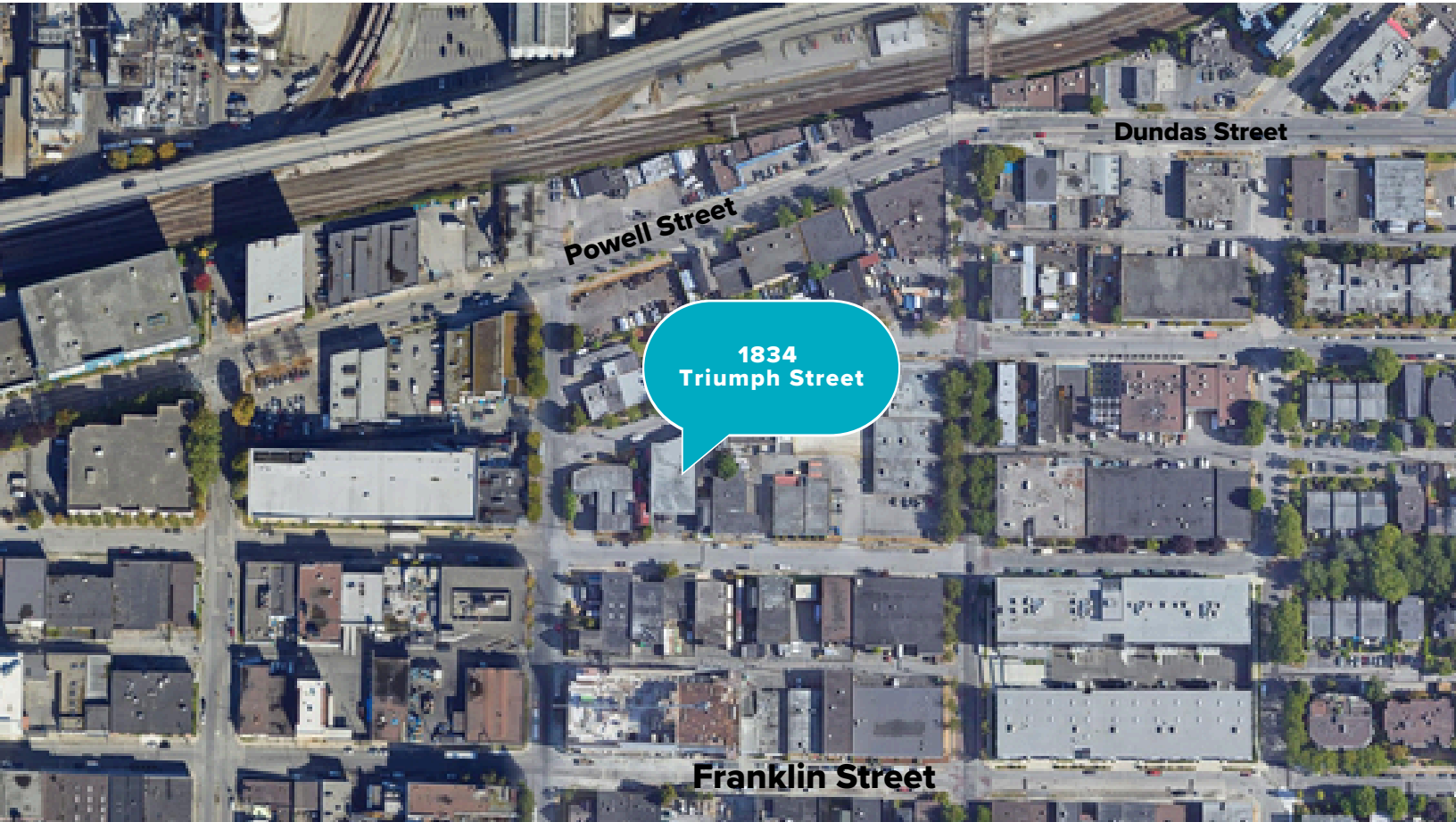
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## Nearby Amenities

- McDonald's
- Subway
- Pink Pearl
- Parallel 49 Brewing Company
- Vennie's Sub Shop
- A&W
- Bank of Montreal
- TD Canada Trust
- CIBC
- RBC
- Vancity



## Location



## Contact Agents

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