

FOR SALE

133 & 141 EAST 7TH AVENUE

Vancouver, BC

Opportunity to acquire a transit-oriented light industrial and office development site in Vancouver's highly desirable Mount Pleasant district



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**Personal Real Estate Corporation*

Macdonald
COMMERCIAL

— member of —

CORFAC
INTERNATIONAL

133 & 141 EAST 7TH AVENUE

Vancouver, BC

OPPORTUNITY

Macdonald Commercial is proud to present a premier redevelopment opportunity in Vancouver's Mount Pleasant district. Positioned less than 250 metres from the future Mount Pleasant Station, this 11,651 SF site offers exceptional proximity to rapid transit, outstanding view potential, and high-exposure frontage ideal for prominent signage. Improved with income-generating residential and commercial buildings, the property provides interim holding value while offering a clear path to redevelopment under the Broadway Plan. With flexible I-1 zoning and policy support for mid-rise, mixed-employment projects, this is a rare chance to deliver a signature development in one of Vancouver's most sought-after urban environments.

LOCATION

Situated on the north side of East 7th Avenue between Main and Quebec Streets, the property occupies a strategic position within Mount Pleasant's emerging mixed-employment corridor. With the forthcoming Mount Pleasant Station on the Millennium Line Broadway Extension just steps away, the site offers excellent transit connectivity. Tenants and future occupants will benefit from a dynamic and walkable neighbourhood surrounded by cafés, breweries, parks, and a diverse mix of creative and technology-oriented businesses. This location is well-positioned to capitalize on ongoing infrastructure investment and the continued evolution of Mount Pleasant as one of Vancouver's most vibrant urban districts.





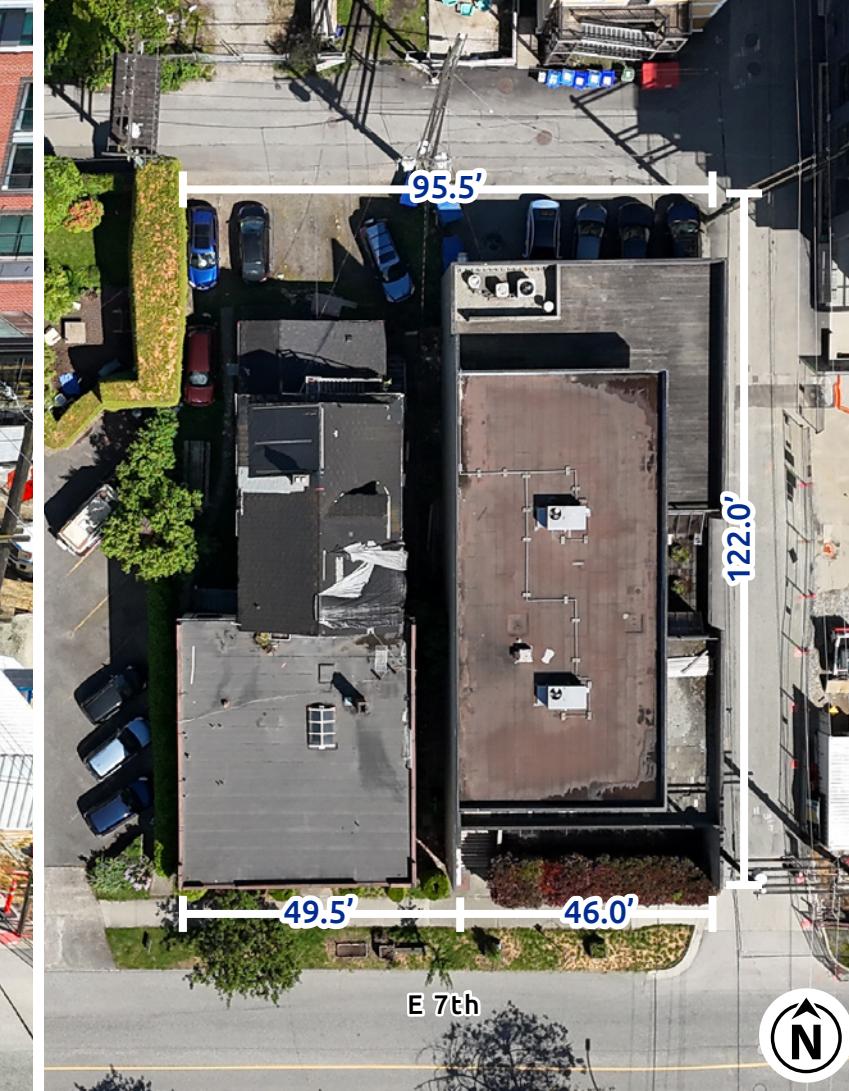
133 East 7th Avenue

PID	ZONING
015-553-981	I-1
LEGAL DESCRIPTION	
Lot 12 Block 37 District Lot 200A Plan 197	
LOT SIZE	
6,039 sf (49.5 ft x 122 ft)	
EXISTING IMPROVEMENTS	
13-unit apartment building	
YEAR BUILT	HERITAGE DESIGNATION
1939	None
FINANCING	
Treat as clear title Held in bare trust (PTT savings)	

COMBINED LOT SIZE
11,651 sf (95.5 ft x 122 ft)

BUILDABLE FLOOR AREA
52,429.5 sf

SALE PRICE
\$11,995,000 (\$229 pbsf)



141 East 7th Avenue

PID	ZONING
015-554-015	I-1
LEGAL DESCRIPTION	
Lot 13 Block 37 District Lot 200A Plan 197	
LOT SIZE	
5,612 sf (46 ft x 122 ft)	
EXISTING IMPROVEMENTS	
2-storey plus basement office building	
BUILDING SIZE	YEAR BUILT
8,644 sf	1975
FINANCING	
Treat as clear title	

SALE PRICE
\$11,995,000 (\$229 pbsf)

HIGHLIGHTS

Premium **MOUNT PLEASANT** location
- steps from rapid transit

Tremendous exposure with **VISIBILITY ALONG MAIN STREET AND 7TH AVENUE** offering future occupiers with valuable signage potential

FAVOURABLE SITE TOPOGRAPHY
(slopes down to the north for parkade entrance)

View potential with **MINIMAL OBSTRUCTION AND ELEVATED LOCATION** within the Mount Pleasant creative tech hub

Eastside **LANEWAY** for ease of access and development glazing

DEVELOPMENT POTENTIAL

The site benefits from attractive development options as outlined in the Broadway Plan and supported by City Council in the recently amended I-1 District Schedule.

POLICY AREA

Mount Pleasant Industrial Area - Area A (Broadway Plan)

MAXIMUM DEVELOPMENT HEIGHT

**30.5 m (100 ft.);
4-7 storeys**

DEVELOPMENT TYPE

**2/3 office,
1/3 industrial**

MAXIMUM DENSITY

**4.5 FSR
(52,429.5 sf)**

SAMPLE BUILT FORM TYPOLGY



Source: Broadway Plan



NEARBY AMENITIES

RESTAURANTS / CAFES

1. Tap & Barrel
2. Terra Breads Bakery/Café
3. CRAFT Beer
4. Nook
5. BREWHALL
6. Earnest Ice Cream
7. The Narrow Lounge
8. Nuba
9. R&B Ale & Pizza House
10. Purebread
11. The Juice Truck
12. Mount Pleasant Vintage & Provisions
13. Tacofino Ocho
14. Elysian Coffee
15. 33 Acres Brewing Company
16. Milano Coffee Roasters
17. Cartems Donuts
18. The Whip Restaurant & Gallery
19. Como Taperia
20. Fox Cabaret
21. Budgies Burritos
22. Fable Diner
23. AJ's Brooklyn Pizza Joint

SHOPPING AND SERVICES

1. Canadian Tire
2. Whole Foods Market
3. The Home Depot
4. London Drugs
5. MEC Vancouver

PARKS & RECREATION

1. Habitat Island Park
2. Hinge Park
3. Jonathan Rogers Park
4. Creekside Community Recreation Centre
5. Mount Pleasant Community Centre
6. Guelph Park

LEGEND

- MILLENNIUM LINE EXTENSION (2027)
- CANADA LINE
- EXPO LINE

Ride Score
91

RIDER'S PARADISE

Walk Score
86

VERY WALKABLE

Bike Score
82

VERY BIKEABLE

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COMMERCIAL

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