



FOR SALE

INDUSTRIAL BUILDING

786

POWELL

STREET

DETAILS

CIVIC ADDRESS	786 Powell Street Vancouver, BC, V6A 1H6
PID	011-906-219
NEIGHBOURHOOD	Strathcona
ZONING	M-2 Industrial
YEAR BUILT	1978
TOTAL LOT SIZE	3,050 sqft
TOTAL BUILDING SIZE	4,682 sqft
LOADING TYPE	1 Grade Loading
CURRENT NOI	\$133,437 (approximate)
PROPERTY TAX (2023)	\$32,346.20
ASSESSMENT (2024)	\$3,329,000
PRICE	Contact Agent

OPPORTUNITY

Iconic Properties Group introduces a lucrative investment opportunity—a renovated standalone building in Strathcona, fully leased to professionals. Upgraded extensively in 2020, it features modern amenities, seismic resilience, and M-2 zoning with 5.0 FSR redevelopment potential.

Recent improvements include a state-of-the-art electrical system with energy-efficient LED lighting, advanced HVAC infrastructure, and a modern sprinkler system. Conveniently located for easy access to Vancouver's core and Highway 1, this property offers strategic positioning.

Notably, it includes built-in rental escalations, ensuring the potential for increasing returns. With a desirable 4.5% cap rate, secure a hassle-free, income-producing asset in a thriving area. Don't miss this chance to invest in a meticulously upgraded property, strategically poised for future growth and financial stability.



**Total Lot Size
3,050 sqft**

NEARBY AMENITIES

FOOD & DRINK

- 1 New Town Bakery & Restaurant
- 2 Liquids + Solids
- 3 Starbucks
- 4 Dosanko
- 5 St. Lawrence

SHOPS & SERVICES

- 1 Union Market
- 2 Vancouver Flea Market
- 3 Shirtland Drycleaners
- 4 International Village Mall
- 5 Chinatown Plaza

SUBJECT PROPERTY



RECEPTION AREA



WORKSHOP

PHOTOS



OFFICE AREA



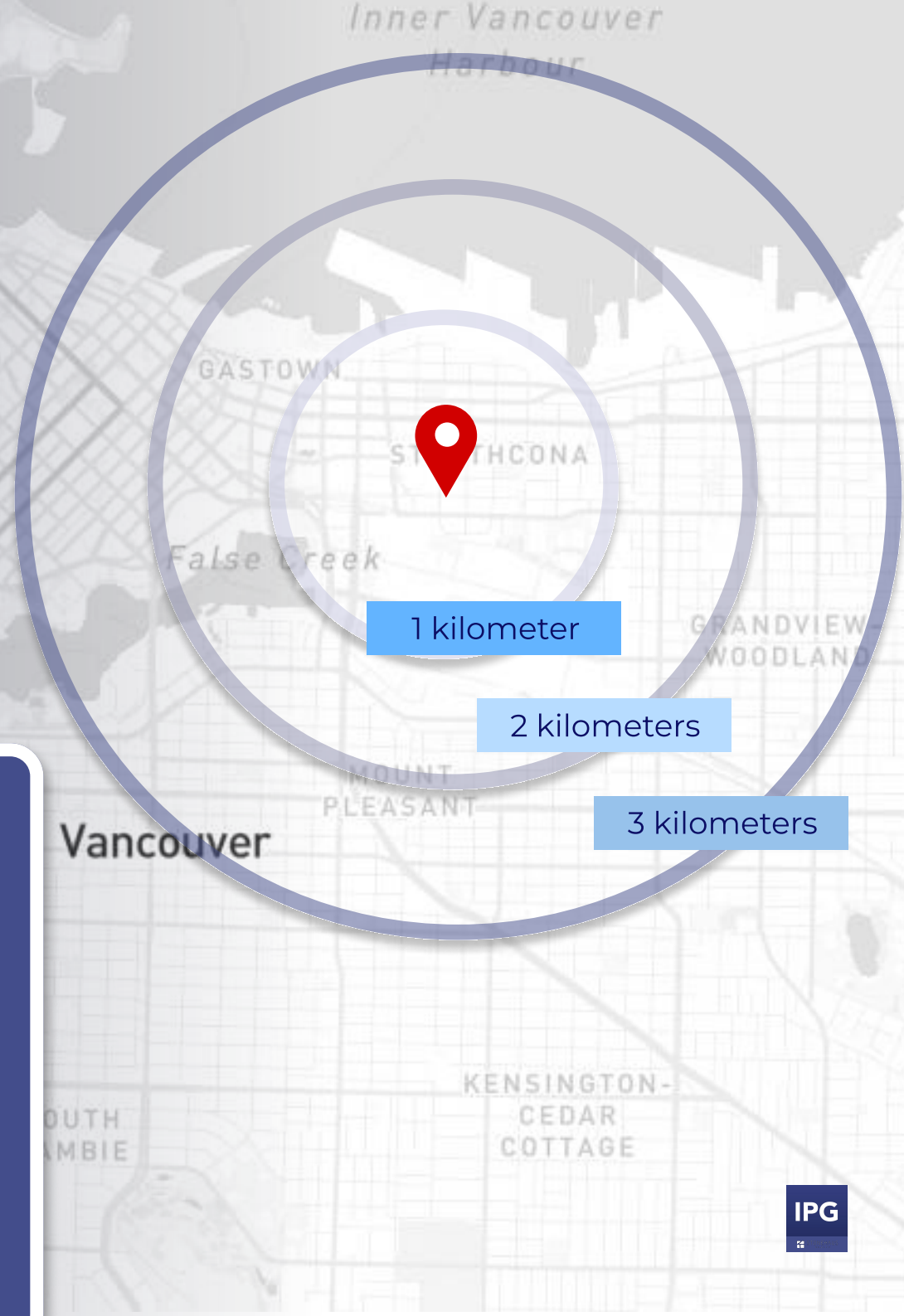
BACK PARKING

DEMOGRAPHICS

786 Powell Street is located in between the well-known neighbourhoods of Raitown and Strathcona in Vancouver's Downtown Eastside. This area features multiple uses including industrial, retail, and an emerging amount of tech and business professionals.

This area is becoming more and more desirable as it has numerous restaurants, showrooms, fashion studios, and offices for tech firms. Neighbouring tenants include Ask for Luigi, Aritzia, Starbucks, Vancouver Urban Winery, Herschel Supply Co., and Bloom Furniture Studio.

The site has easy access to Highway 1 to enter the North Shore or the rest of Metro Vancouver & the Fraser Valley, and it boasts fantastic proximity to the Port of Metro Vancouver and Downtown Vancouver.



	1 km	2 km	3 km
Population (2024)	14,812	56,136	171,022
Population (2025)	16,686	62,048	188,153
Projected Annual Growth (2024-2025)	12.65%	10.53%	10.02%
Median Age	43.4	38.9	38.2
Average Household Income (2024)	\$75,725.02	\$102,695.93	\$117,386.32
Average Persons Per Household	2	2	2

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