

**NAI**Commercial

**PRICE  
REDUCED**

**FOR SALE**  
**33 EAST 7<sup>TH</sup> AVENUE**  
VANCOUVER | BC

Mount Pleasant Owner Occupier or Redevelopment Opportunity

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\*Personal Real Estate Corporation

## Property Overview

33 East 7<sup>th</sup> is ideally located on the north side of 7<sup>th</sup> Avenue between Ontario and Quebec Street in the Mount Pleasant Neighbourhood. The property is improved with a 4,685 SF building featuring incredible ceiling height, rear surface parking, and the opportunity for dock loading. Located less than 250 metres away is the future Main Street SkyTrain Station, offering exceptional access to public transit.

The building will be provided with vacant possession providing an opportunity for an owner-occupier or boutique development.

 [Request access to the data room](#)



## Property Details

**Legal Description:** Lot 13 Block 36  
District Lot 200A  
Plan 197

**PID:** 015-554-091

**Lot Size:** ±6,039 SF  
(49.5' x 122')

**Zoning:** I-1 Industrial

**Property Taxes:** \$57,524.40 (2024)

**Improvements:** 4,685 SF\*  
Commercial Building

**Year Built:** 1965

**Occupancy:** Immediate

**Parking:** 5 stalls

**Development Potential:** 4.5 – 6.0 FSR\*\*

**Environmental Status:** Clean Phase 1  
February 2024

**Financing:** Treat as clear title

**Price:** \$6,200,000  
**\$5,750,000**

\*approximate, as per floor plan

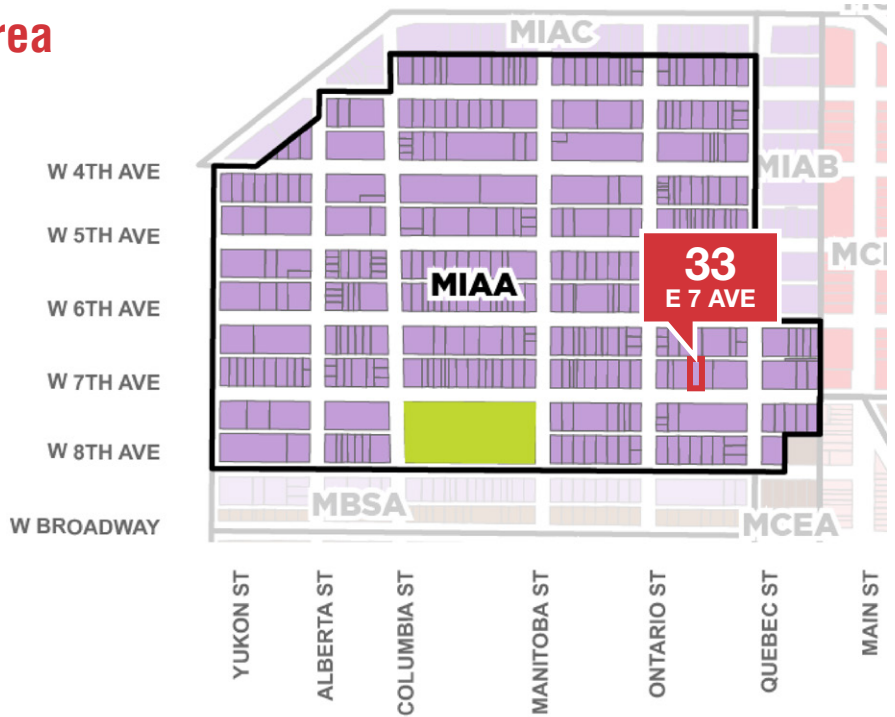
\*\* 6.0 FSR requires assembly

# Mount Pleasant Industrial Area

## Area A - MIAA

### REDEVELOPMENT POTENTIAL

Up to 4.5 FSR  
4 to 7 storeys with  
1/3 Industrial option or  
6.0 FSR  
8 to 11 storeys with  
1/2 Industrial option  
(requires assembly)



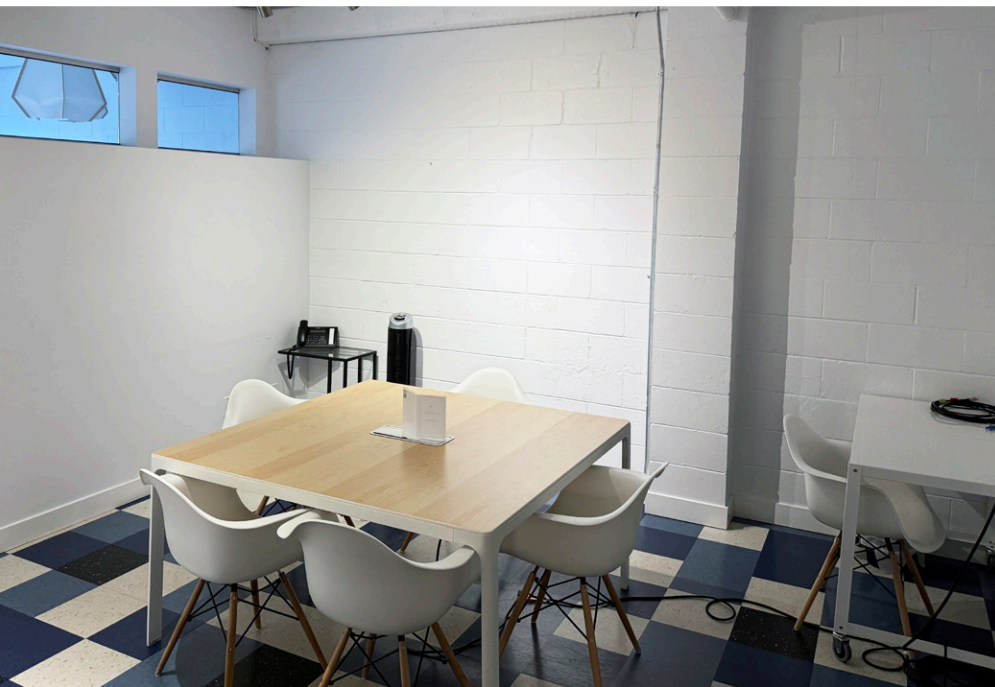
### 10.1.1 MIAA Policy Summary Table

Policy Area	Mount Pleasant Industrial Area - Area A	MIAA
Uses	Industrial, office, service/retail, cultural, institutional	
Option/Tenure	1/3 Industrial option	1/2 Industrial option
Max Height	30.5 m (100 ft.); 4-7 storeys	46.5 m (152.5 ft.); 8-11 storeys
Max Density	4.5 FSR	6.0 FSR
Min Frontage	N/A	45.7 m (150 ft.)
Notes	<ul style="list-style-type: none"> <li>A minimum of 1/3 of the floor area must be industrial uses.</li> <li>The first floor industrial uses must be dedicated to traditional production, distribution and repair (PDR) uses.</li> </ul>	<ul style="list-style-type: none"> <li>A minimum of 50% (3.0 FSR) of floor area must be industrial uses, e.g. bio-tech laboratories or other stacked industrial forms.</li> <li>See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.</li> </ul>

### Additional Policies

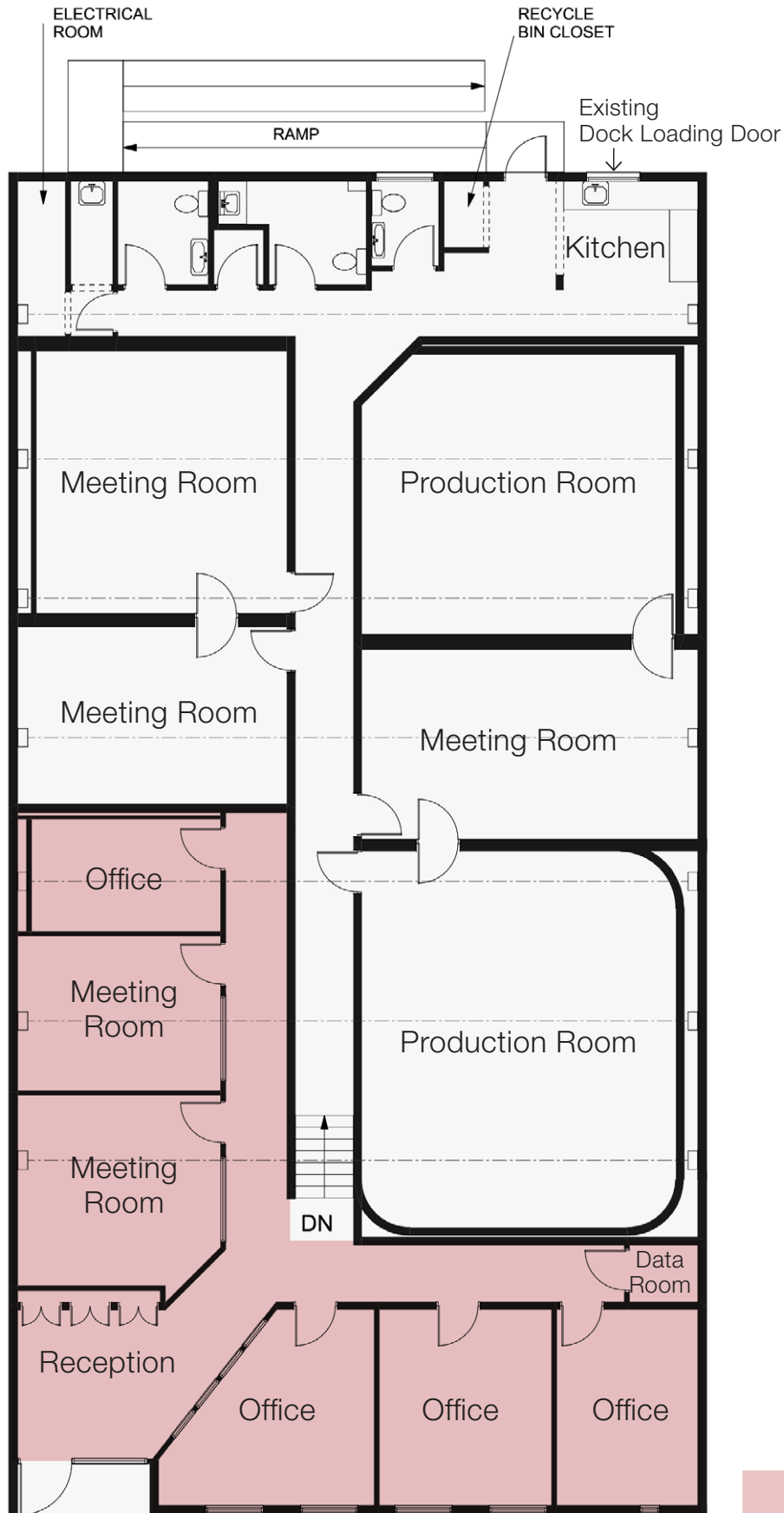
- 10.1.2 Intensify the traditional light industrial functions (production, distribution and repair) of the area.
- 10.1.3 Recognize the important role that established industrial spaces play as a home for arts and cultural spaces, and secure retention of existing spaces and/or development of new spaces where feasible.
- 10.1.4 For the site at 138 East 7th Avenue, consider a modest increase in height and density for office, service, institutional and/or cultural uses to support the long-term retention of the existing music school.
- 10.1.5 Restrict any new residential uses, in accordance with the Metro Vancouver land use designation for Industrial lands.
- 10.1.6 Introduce additional flexibility in permitted uses that are complementary to industrial and office uses, including additional amenities and services (e.g. food and beverage options) to support an increase in employees in the area.
- 10.1.7 Explore opportunities to enhance the viability of small businesses, such as expanded lounge and patio space for breweries.





# Floor Plan

# 33 EAST 7<sup>TH</sup> AVENUE | VANCOUVER, BC



□ EXTERIOR GROSS AREA 4,685.5 SQ.FT.



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