

**PRICE REDUCED**

# For Sale

1889 Triumph Street  
Vancouver, BC

**Exceptional Owner-User Opportunity in Strathcona**

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**CBRE**



# Property Details

|                       |   |
|-----------------------|---|
| Address               | 1889 Triumph Street, Vancouver  |
| Legal Description     | Lot A, Block E, District Lot 183, Group 1 New Westminster District, Plan BCP48207<br>PID: 028-590-449   |
| Lot Size              | 50' by 90' = 4,500 sq. ft.  |
| Building Area         | 4,352 sq. ft.   |
| Zoning                | M-2<br>Permits a wide range of uses including heavy manufacturing, food and beverage production, cold storage, warehousing, packaging and distribution, and motor vehicle repair. |
| Property Taxes (2025) | \$35,250.20   |
| Environmental Report  | Phase 1 Environmental Site Assessment by NEXT Environmental completed in 2022   |
| Availability          | Vacant possession available for owner/user<br>Contact Listing Agent   |
| PRICE                 | <del>\$4,100,000</del> \$3,795,000  |

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## Property Features



Concrete block construction. Built in 2014



Fully sprinklered



16 ft ceiling heights, clear span in warehouse



Two (2) efficient natural gas heaters



Oversized grade loading door (16' x 16')



3 phase, 600 volt power



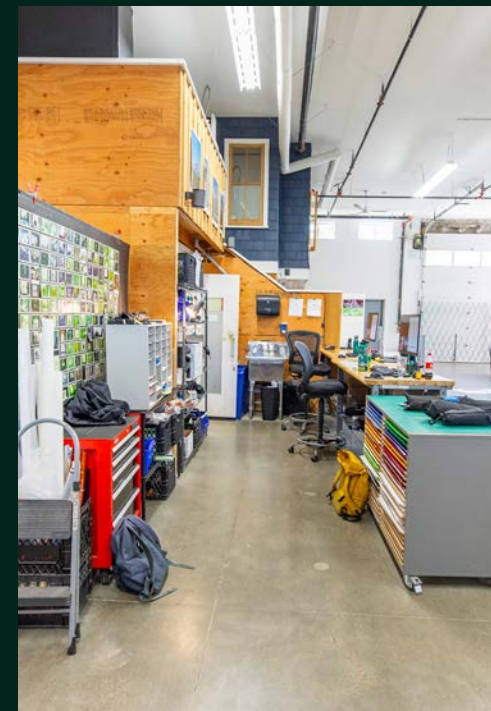
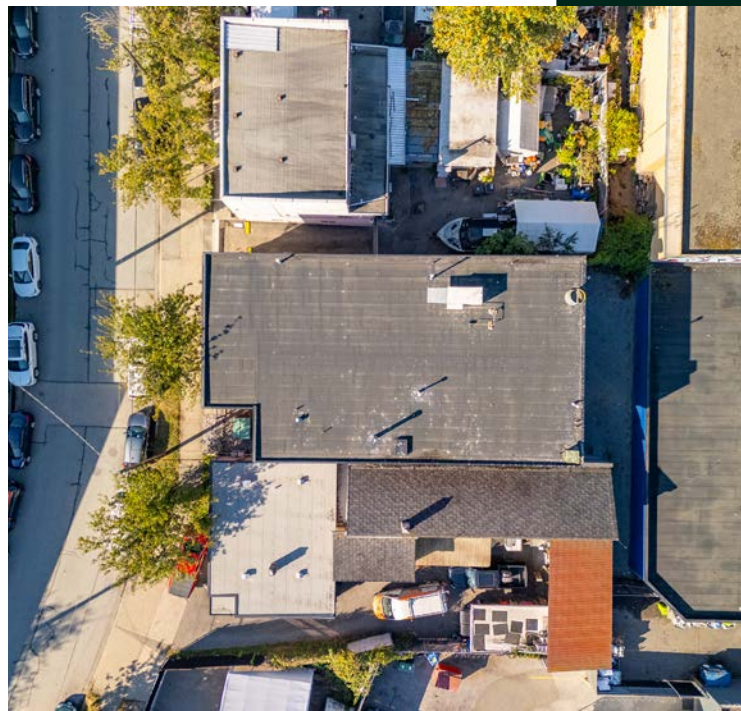
4 secure parking stalls with direct access behind the building



Nicely updated office area with offices, kitchen and shower

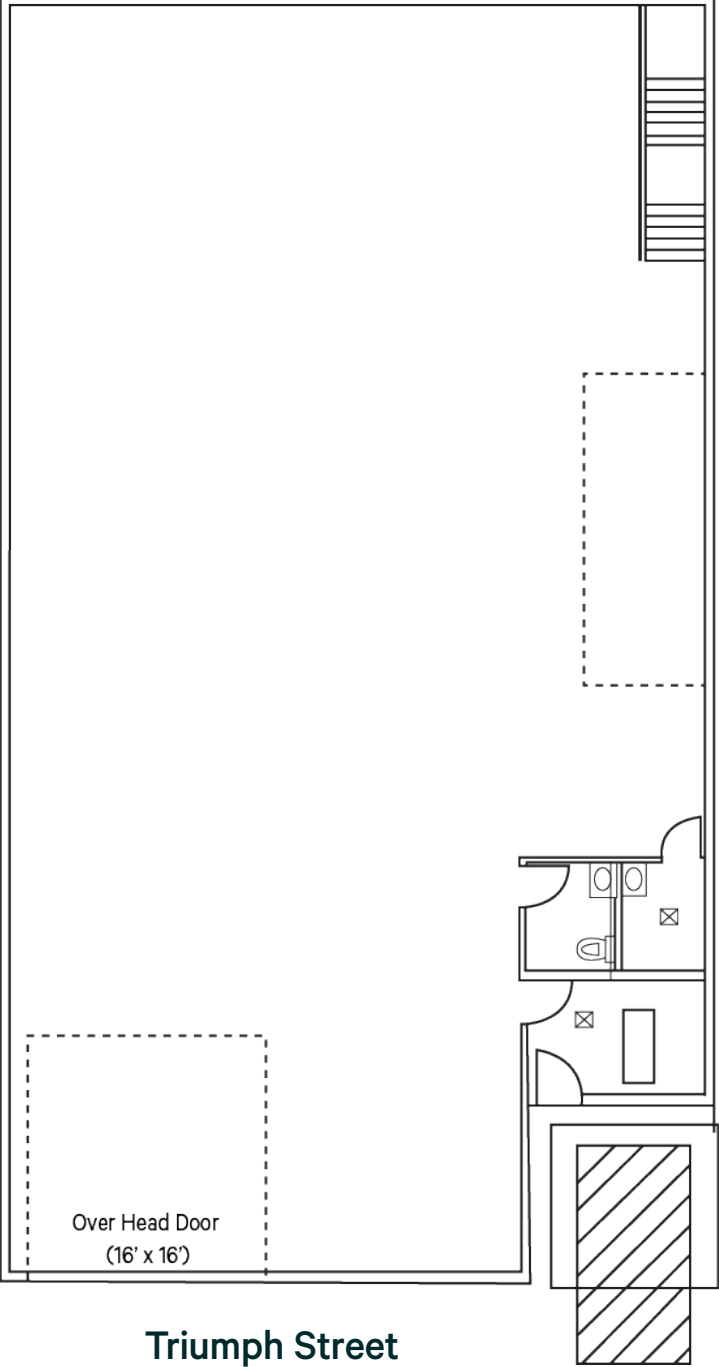


Owner-user opportunity with vacant possession on completion





# Floorplan



## Main Floor

Floorplans not to scale  
Layout may not be exactly as shown

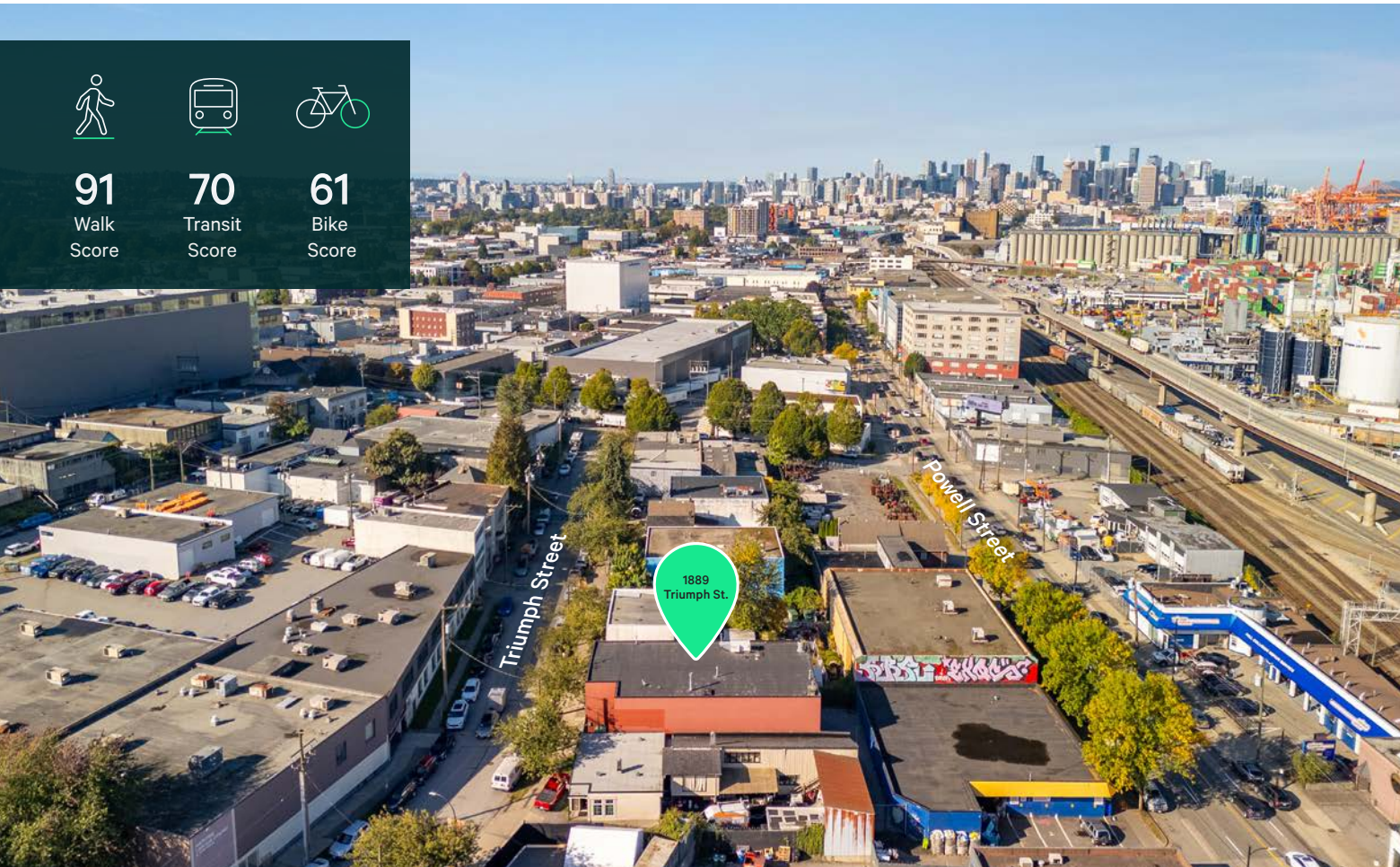


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# The Location

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Located in Vancouver's vibrant and emerging Strathcona area, the subject property offers exceptional connectivity and a mix of vibrant local amenities. The property provides direct and convenient access to downtown Vancouver, the Port of Vancouver, and major traffic arteries connecting to North Vancouver, Burnaby, and Richmond. The neighborhood is known for its dynamic mix of businesses, such as JJ Bean, Parallel 49 Brewing Company, the Maritime Labour Centre, and Liquids and Solids. Specifically the subject property is situated on the north side of Triumph Street, just west of Victoria Drive and one block south of Powell Street.

## For more information contact:

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