

FOR SALE

333 CLARK DRIVE

STRATHCONA INVESTMENT/DEVELOPMENT/OWNER-USER OPPORTUNITY

REDUCED PRICE!



**VENDOR FINANCING
AVAILABLE!!!**



ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

THE OPPORTUNITY

333 Clark Drive sits prominently on the corner of Clark Drive and Franklin Street, in the trendy neighbourhood of Strathcona. The site is improved with a 2,600 SF (Approx.)¹ industrial building, consisting of concrete block, and features two grade level loading doors, high ceilings, one washroom, parking at the rear and much much more.

The subject property is located on the South West corner of Clark Drive and Franklin Street in the heart of trendy Strathcona, just minutes from downtown Vancouver and adjacent to Raintown, Chinatown and Gastown. The area has recently seen rapid growth in commercial and residential development and features an excellent mix of amenities nearby. The property features notable neighbours including Strathcona Beer Company, Les Amis Du Fromage, The Garden Strathcona Café, Hype Chocolate Co., Wilet, and Prototype Coffee. Just one block to the east, the Strathcona Village development by Wall Financial has added 350 new homes and over 60,000 SF of commercial space to the immediate area. This location is strategically poised for exceptional continued growth and massive transition with a huge influx of new businesses and residents occurring now.

This is an ideal opportunity for Investors, Developers and Owner-Users alike. Please contact us today to discuss the wide range of possibilities which are available with this opportunity.



333 Clark Drive
Listed with Corbel Commercial Inc.

1282 Franklin Street
Potential Assembly²

SALIENT FACTS

Civic Address

333 Clark Drive, Vancouver BC

Legal Description

LT E, BLK A, PL VAP19655, DL182, NWLD, EP 16590, OF LOT 7

Lot Size¹

4,085 SF (Approx.)

Zoning

M-2 Industrial

Building Size¹

2,600 SF (Approx.)

PID

006-754-040

Property Tax

\$24,702.00 (2024)

Asking Price

~~\$3,098,000.00~~ **\$2,899,000.00**

¹All sizes are approximate and subject to verification

²Potential assembly for additional expansion lot at 1282 Franklin Street is subject to confirmation.

*Approved occupancy with the City of Vancouver is motor vehicle repair shop (F2) for unit No. 1 (1st storey), production rehearsal studios (F2) for Unit No. 2 (1st storey), and production rehearsal studio (F2) for Unit No. 3 (1st storey and mezzanine). Purchaser is responsible for obtaining all necessary municipal approvals and licenses for their occupancy.

*Vendor financing is potentially available. Subject to terms, conditions, and covenant.

THE AREA



Downtown Vancouver

Gastown

New St. Paul's Hospital Development

Chinatown

Railtown

mon di van

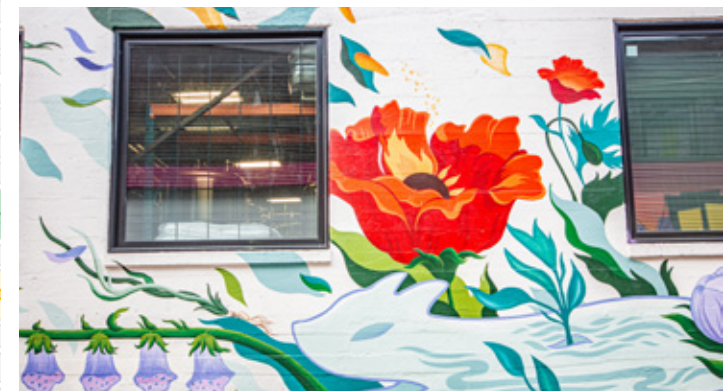
onni

CLARK DRIVE

solterra



Downtown Vancouver
10 minute drive



DINING

1. Axum Restaurant
2. Pink Pearl
3. Yolks
4. Aleph Eatery
5. Liquids + Solids
6. Takenaka
7. Khoe
8. Pepino's Spaghetti House
9. Vancouver Urban Winery

BREWERIES & CASUAL FARE

10. Container Brewing Ltd.
11. Callister Brewing Co.
12. Superflux Beer Company
13. Earnest Ice Cream
14. Prototype Coffee
15. The Garden Strathcona
16. Powell Brewery
17. La Luce Cafe
18. Parallel 49 Brewing Co.

AMENITIES

19. Avelyn Florist & Event Stylist
20. Moonlight Natural Pet Store
21. Les Amis du Fromage
22. The Gourmet Warehouse
23. NOFRILLS
24. Dollarama
25. Studio Fundamentals
26. Kickstart Entertainment
27. Lordco Auto Parts

TRANSIT SCORE

WALK
SCORE



73

TRANSIT
SCORE



72

BIKE
SCORE



92

CONTACT US FOR MORE INFORMATION

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INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

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