

**AVISON
YOUNG**

For Sale

**1856 Pandora Street
Vancouver, BC**



9,920 sf freestanding industrial building
located in the Grandview-Woodland
neighbourhood of Vancouver

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**Personal Real Estate Corporation*

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Opportunity

Avison Young is pleased to present the opportunity to purchase a 9,920 sf freestanding industrial building located in the highly desirable Grandview-Woodland neighbourhood of Vancouver.

The subject property offers a functional blend of warehouse and improved office space, featuring both grade and dock loading capabilities. The main floor includes a renovated reception area and front offices, along with a well-appointed boardroom/showroom on the mezzanine level above. The ground floor warehouse provides 19.5' clear ceiling heights and is serviced by an oversized (12' x 14') grade loading door off Pandora Street. The second floor warehouse area is fully self-contained, offering 12.5' clear heights and two dock loading doors accessed via the rear lane, providing flexibility for single or multi-tenant occupancy.

Property details

ADDRESS

1856 Pandora Street, Vancouver

PID

015-665-143

LEGAL DESCRIPTION

LOT 9 OF LOT 3 BLOCK E DISTRICT LOT 183 PLAN 180

ZONING

M-2 - Industrial

YEAR BUILT

1975

LOT SIZE

5,857 SF

BUILDING SIZE

Warehouse 8,222 sf

Office 1,698 sf

Total 9,920 sf

**Bonus storage 549 sf*

PROPERTY TAXES (2025)

\$53,848.80

ASKING PRICE










\$5,750,000

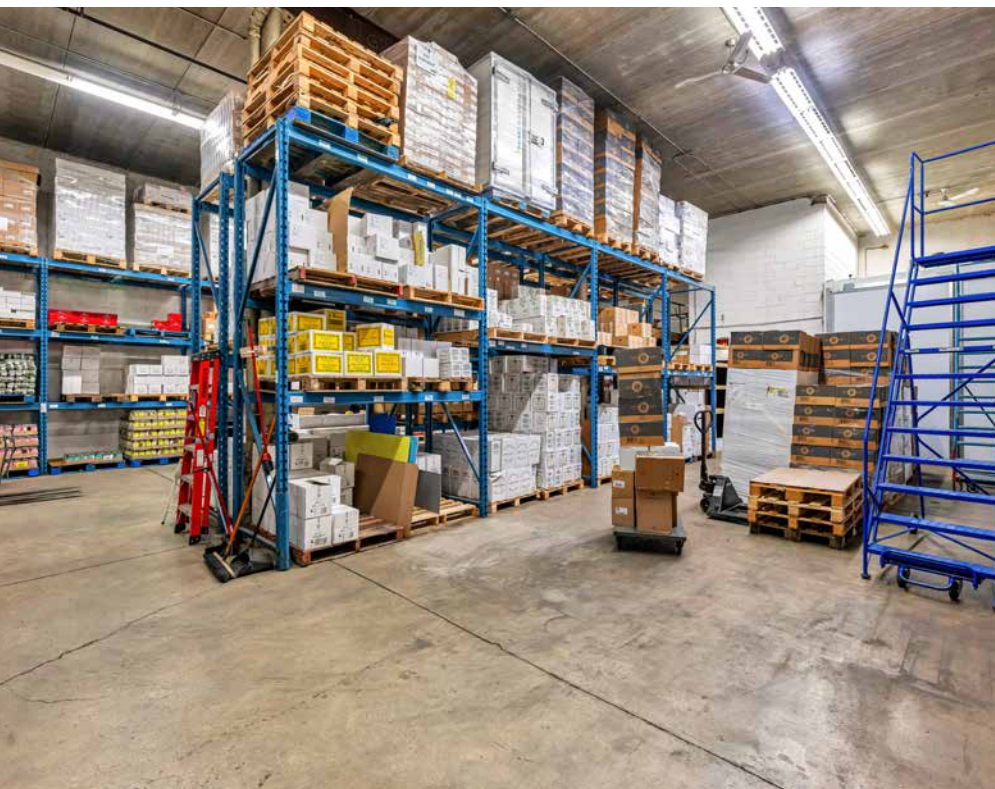
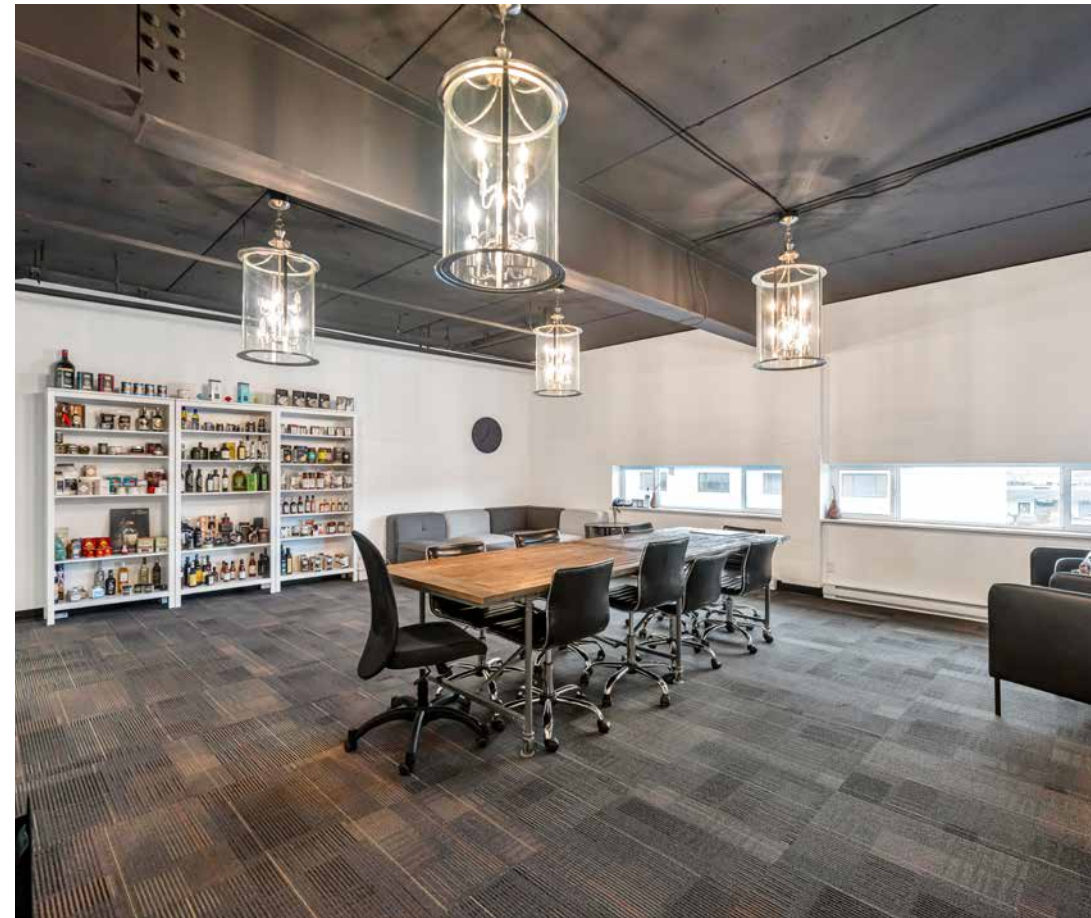
AVAILABILITY

Contact listing agents

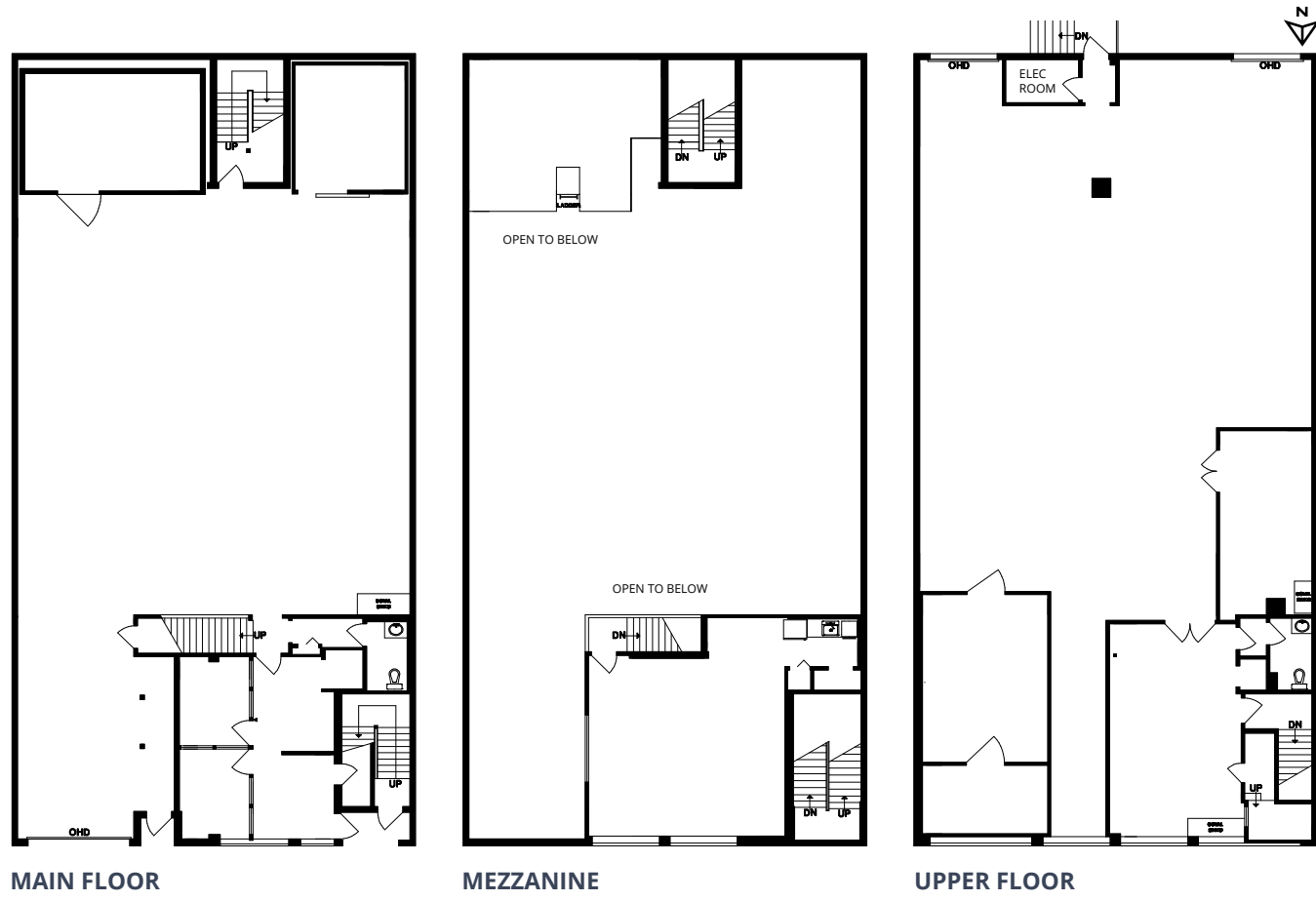


Building highlights

-  Freestanding industrial building over two (2) levels
-  One (1) grade loading door (12' by 14')
-  Two (2) dock loading doors
-  Two (2) washrooms
-  Five (5) parking stalls
-  Clear ceiling heights from 12.5' to 19.5'
-  Flexibility for single or multi-tenant occupancy
-  Owner willing to provide a short-term leaseback
-  Opportunity to occupy a portion of the building while renting out the balance



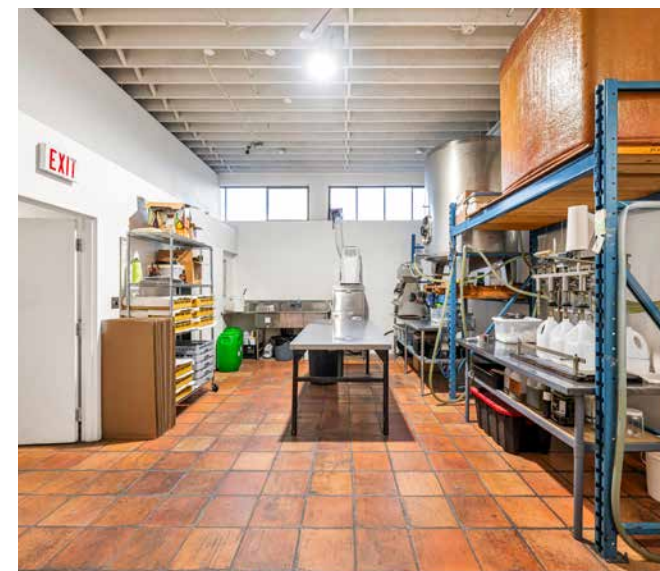
Floorplan



MAIN FLOOR

MEZZANINE

UPPER FLOOR





Subject Property

PANDORA STREET

WALK SCORE

90

WALKER'S PARADISE

TRANSIT SCORE

73

EXCELLENT TRANSIT

BIKE SCORE

91

BIKER'S PARADISE

Nearby amenities

- The Princeton Pub and Grill
- McDonald's
- Domino's Pizza
- JJ Bean Coffee Roasters
- Parallel 49 Brewing Company
- Pallet Coffee Roasters
- A&W Canada
- Yama Cafe
- Volcano Sushi & Grill
- Yolks
- Resurrection Spirits
- Storm Brewing LTD.
- Cafe Rosemary
- Waffle Haus Burger
- Fourth Avenue Treats
- Superflux Beer Company
- Container Brewing Ltd.
- Timbertrain Coffee Roasters
- Earnest Ice Cream
- Dollarama
- Mike's NOFRILLS
- Gourmet Warehouse

Downtown Vancouver	8 MINUTES
Iron Workers Memorial Bridge	8 MINUTES
Trans-Canada Highway (Hwy #1)	10 MINUTES
Burnaby Metrotown	20 MINUTES
YVR Airport	35 MINUTES

Contact for more information

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