

FOR SALE

3636

EAST 4TH AVENUE

VANCOUVER, BC



15,029 S.F. HIGH EXPOSURE LIGHT-INDUSTRIAL BUILDING ON A 39,640 S.F. LOT

 **JLL**

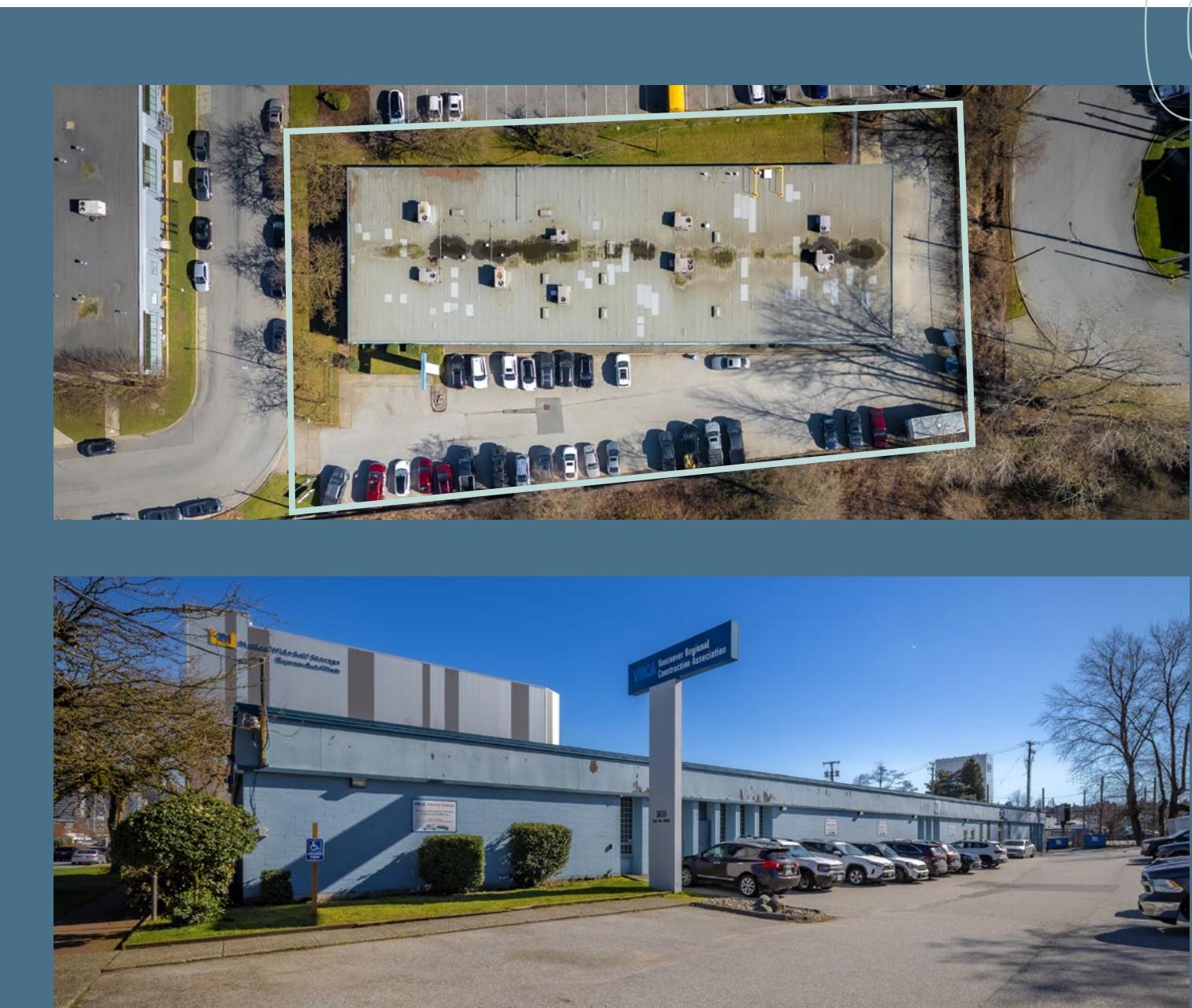
THE OPPORTUNITY

On behalf of Vancouver Regional Construction Association (the "Vendor") and JLL (the "Advisors") are pleased to present the opportunity to acquire a 100% freehold interest in 3636 East 4th Avenue, Vancouver. An exceptionally rare opportunity to own a freestanding light-industrial building situated on almost 1 acre of an I-2 zoned lot in East Vancouver. With short term tenancies in place, the strategically positioned property offers purchasers the opportunity for full vacant possession or flexibility to occupy a portion of the building while receiving income on the balance of the building.



THE BUILDING

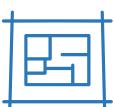
3636 East 4th Avenue is a well-maintained freestanding light-industrial building located in the I-2 zoning area in East Vancouver. The building offers improved and functional office space with generous on-site parking, a coveted amenity for an owner-occupier with a sizable workforce. The building also offers rare pylon signage with exceptional visibility to the Trans-Canada Highway providing unique exposure opportunities for businesses on one of Canada's busiest highways.



SALIENT DETAILS



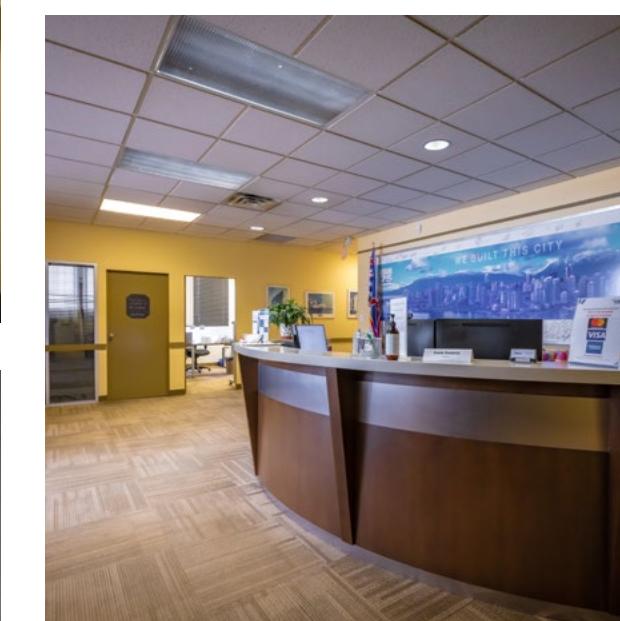
Size: 15,029 s.f.



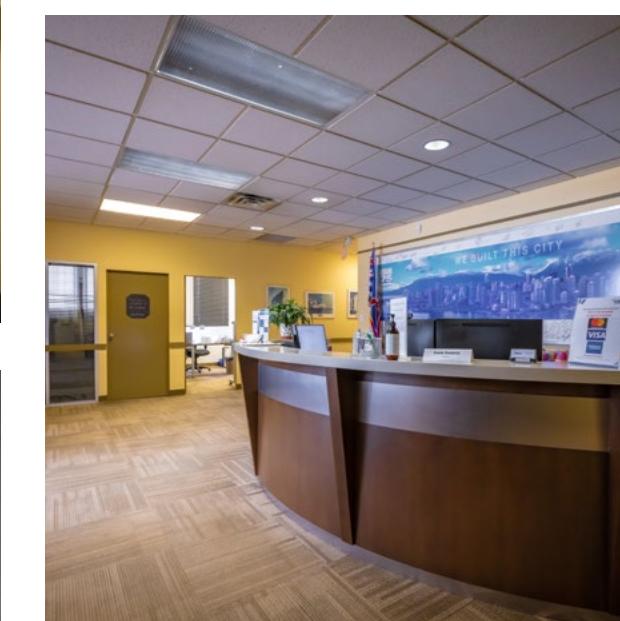
Site Size: 39,640 s.f. (0.91 acres)



Parking: Ample parking



Tenants: Short-term tenants in place



Zoning: I-2 Industrial
Allowable density is 3.0 FSR
= 118,920 s.f. of buildable s.f.



Vancouver Legal Description: Lot C, Block A, Plan VAP12446, District Lot THSL, Section 28, New Westminster Land District, LMP14363



PID: 008-897-883



Sale Price: Contact listing brokers



Property Taxes: \$106,734.58 (2024)

DISTRICT OF NORTH VANCOUVER

3636 EAST 4TH AVENUE | VANCOUVER, B.C.



THE LOCATION

At the intersection of Boundary Road and Lougheed Highway, the property's strategic positioning provides convenient access to the Trans-Canada Highway (Highway 1), ensuring seamless connectivity to the broader Metro Vancouver area. Situated next door to the Amazing Brentwood, a thriving transit-oriented hub offering an abundance of amenities, shopping options, numerous retail services, and some of Metro Vancouver's finest dining experiences, all within easy reach. The property will also benefit from the upcoming Rupert and Renfrew Station plan, which will further increase density, vibrancy, and connectivity in the area. The property is a 15-minute walk from Gilmore Skytrain Station and a 10-minute drive to Downtown Vancouver.

3636

EAST 4TH AVENUE

VANCOUVER, B.C.

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