

**AVISON
YOUNG**

For Sale or Lease

116 West 8th Avenue
Vancouver, BC



Avison Young is pleased to present an incredible owner/occupier opportunity with development potential on the best street in Mount Pleasant with unobstructed views.

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*Justin Omichinski Personal Real Estate Corporation

For Sale or Lease

116 West 8th Avenue
Vancouver, BC

Property details

ADDRESS

116 West 8th Avenue, Vancouver, BC

PID

015-547-469

LEGAL DESCRIPTION

THE EAST 1/2 OF LOT 9, EXCEPT THE SOUTH 20 FEET
NOW LANE, BLOCK 48
DISTRICT LOT 200A PLAN 197

TOTAL SITE SIZE

24.75 x 102 Ft

BUILDING SIZE

4,095 sf

TOTAL ASSESSED VALUE

\$3,638,000 (2024)

TOTAL PROPERTY TAXES

\$36,182.80 (2024)

PARKING

Five (5) surface level parking stalls

ZONING

I-1 (Light Industrial) allows for general office, digital entertainment, information communication technology, and light industrial uses

CURRENT USE

3-storey office/industrial building

FUTURE DEVELOPMENT POTENTIAL

The Broadway Plan specifies this site to be 3.5 FSR but has the potential to increase upon assembling with neighbouring properties

ASKING PRICE

\$5,350,000

ASKING RENT

\$40.00 psf per annum

ADDITIONAL RENT

\$8.00 psf (2024 estimate)

Location

116 West 8th Avenue is located on the south side of West 8th Avenue across from Jonathan Rogers Park in the heart of Mount Pleasant. Mount Pleasant is a vibrant neighbourhood with a tremendous amount of services and amenities within walking distance.

The Property is situated across from Jonathan Rogers park and offers unobstructed north views and is a dream for an owner-occupier or developer.

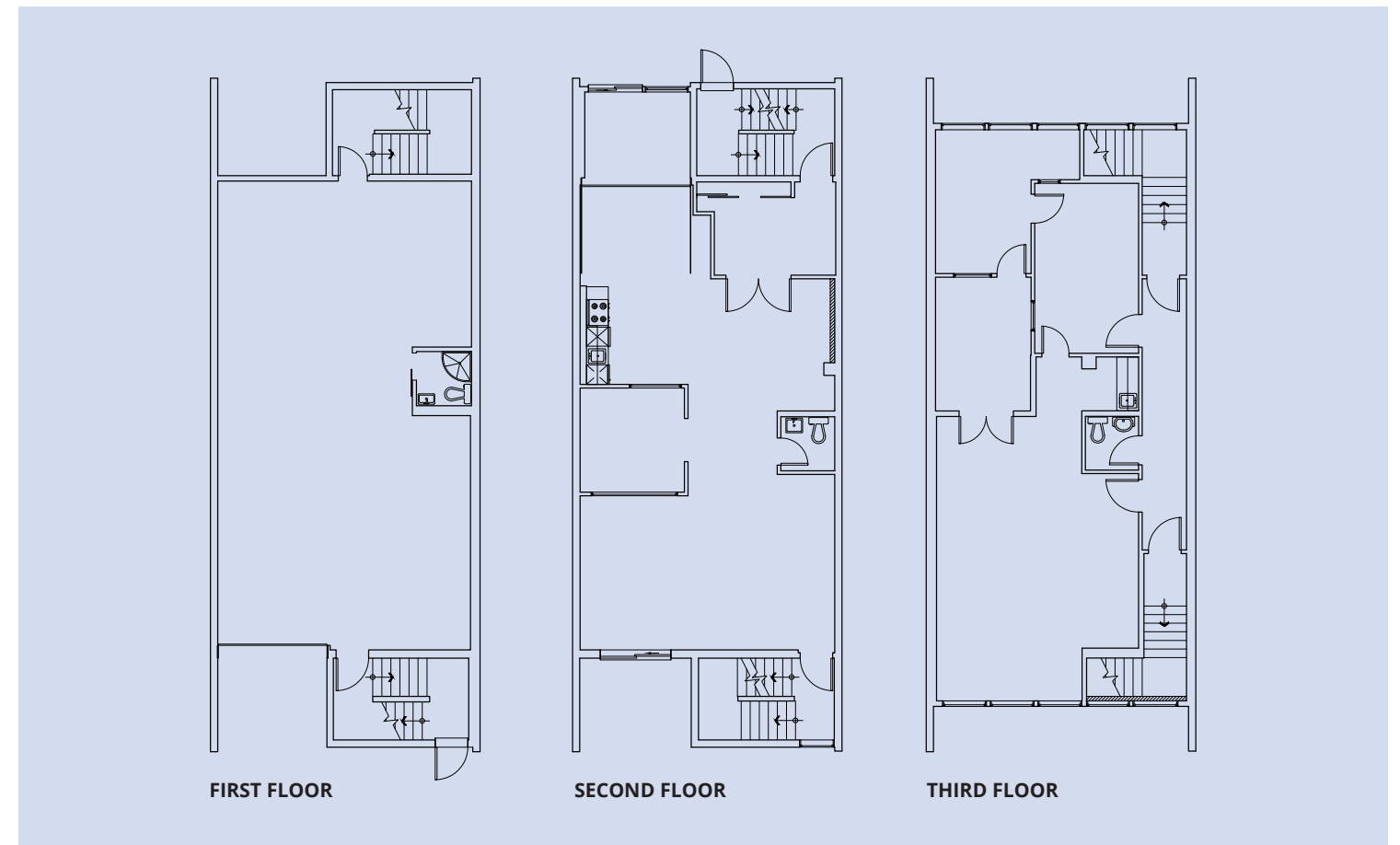
Boutique coffee shops and craft breweries can be found on every block and Olympic Village is a 5-minute walk away which boasts restaurants such as Tap & Barrel, and Flying Pig, as well as the False Creek Sea Wall for runners and bikers.

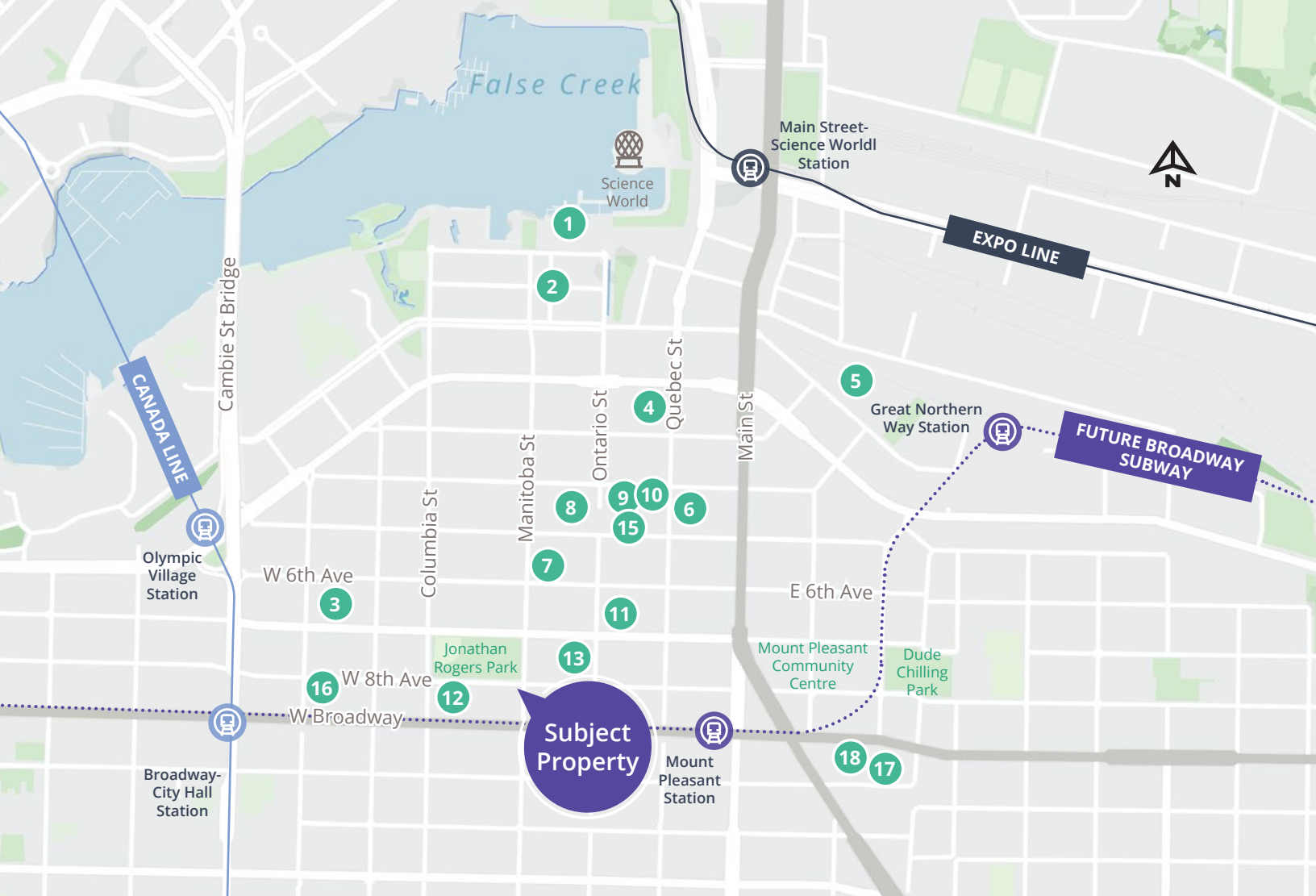
In addition, the Broadway City Hall SkyTrain station is within 500m walking distance from the Property offering quick access to Downtown Vancouver, as well as the Vancouver International Airport.



Building features

-  Across the street from Jonathan Rogers Park
-  Unobstructed mountain and spectacular city views
-  Five (5) surface level parking stalls
-  Vacant possession
-  Grade level loading door and dock loading





Nearby amenities

- | | | |
|---------------------------|--|------------------------------------|
| 1. Tap & Barrel | 7. Mount Pleasant Vintage & Provisions | 13. Elysian Coffee - 7th & Ontario |
| 2. Craft Beer Market | 8. Juice Truck | 14. 33 Acres Brewing Company |
| 3. Small Victory Bakery | 9. purebread | 15. Tacofino Ocho |
| 4. Earnest Ice Cream | 10. Peaceful Restaurant | 16. La Taqueria Pinche Taco Shop |
| 5. Red Truck Beer Company | 11. La Fabrique St-George Winery | 17. BC Liquor Store |
| 6. Dear Gus Snack Bar | 12. Milano Coffee Roasters | 18. Kingsgate Mall |

Contact for more information

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