

FOR SALE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



1677, 1687 & 1695 WEST 2ND AVENUE, VANCOUVER

THREE ATTACHED FLEX-INDUSTRIAL BUILDINGS

±14,850 SF HIGH EXPOSURE CORNER SITE IN THE ARMOURY DISTRICT

FOR SALE

1677, 1687 & 1695 WEST 2ND AVENUE
VANCOUVER, BC



PROPERTY DETAILS

Civic Addresses	1677, 1687 & 1695 West 2nd Avenue Vancouver, BC		
Legal Descriptions	<p>1677 West 2nd Avenue: LOT 36, EXCEPT THE NORTH 2 FEET BLOCK 219 DISTRICT LOT 526 PLAN 590 PID: 004-305-370</p> <p>1687 West 2nd Avenue: LOT 37 & 38, BLOCK 219, PLAN VAP590, DISTRICT LOT 526, NEW WESTMINSTERLAND DISTRICT; LOT 38, BLOCK 219, PLAN VAP590, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT PID: 015-278-565 & 015-278-590</p> <p>1695 West 2nd Avenue: LOT 39 & 40, BLOCK 219, PLAN VAP590, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT; LOT 40, BLOCK 219, PLAN VAP590, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT PID: 015-278-646 & 015-278-689</p>		
Lot Sizes	1677 West 2nd	2,950 SF	(25' x 118')
	1687 West 2nd	6,000 SF	(50' x 120')
	1695 West 2nd	5,900 SF	(50' x 118')
	Total Site	±14,850 SF	(125' x 118.67')
Zoning	IC-2		
Total Assessed Value	\$14,603,300 (2025)		
Asking Price	Contact listing agents		



Building Descriptions

The properties comprise three attached flex-industrial buildings with a ground floor area of 12,275 SF, a mezzanine area of 7,390 SF, and indicating a gross leasable area of ±19,665 SF on five legal lots. The total site area is ±14,850 SF.

The three buildings are available for lease separately or the entire space which is currently being used for a single tenant.

1687 & 1695 WEST 2ND AVENUE

1687 West 2nd Avenue (easternmost building) is a single storey, high ceiling building with a mezzanine office component along West 2nd. 1695 West 2nd Avenue (westernmost building) is a two-storey building with a finished office component at the south end of the second floor. Entryways have been created between the two buildings' exterior walls, so there is direct access. There is a significant amount of open, unfinished mezzanine space in 1687 West 2nd Avenue that is not included in the leasable area and is currently being used for storage.

1677 WEST 2ND AVENUE

1677 West 2nd Avenue is a 1.5 storey building which used for offices with a showroom at the back. The main floor is approximately 2,335 SF that includes a reception area, offices, two washrooms, and a conference room. The second floor has four offices, and a reception area. The second floor area of ±990 SF for a total calculated area of ±3,315 SF. There is a passage into 1687 West 2nd Avenue from the second floor.



Investment Highlights

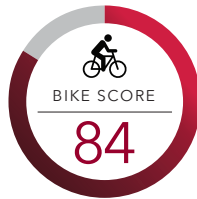
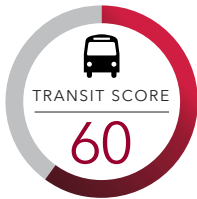
- ▶ High-profile location with development potential
- ▶ Long-term strong holding income prior to redevelopment
- ▶ 125 feet of frontage along West 2nd Avenue
- ▶ High exposure corner location
- ▶ High profile automotive dealerships, furniture and interior design stores in the Armoury District

Location

This property is situated on the northeast corner of West 2nd Avenue and Pine Street in the Burrard Slopes area of Vancouver, better known as the Armoury District. The Armoury District's proximity to Granville Island and a five-minute drive from the Downtown Core and False Creek make it an ideal location.

The area attracts many high-end service and retail businesses, including Ferrari, Lamborghini, Audi, Jaguar, Land Rover, Weissach Porsche dealerships, Tesla, BMW, Porsche, Honda, Acura, architects, design studios, Living Space, Brougham Interiors, Creative Home Furnishings, Bradford Hardware, East Indian Carpets, Ann Sacks, Prado Café, Bel Café, Luminosa Lighting, Banner Carpets, Whole Foods, No Frills Foods, Comor Sports, Patagonia The Boardroom, Mark's Work Warehouse, and Fifth Avenue Cinemas are located close by.

Nearby, on the 7.6-acre Molson Brewery site, Concord Pacific expects to build approximately 1.8 million square feet of space including 300,000 square feet of office, retail, and restaurant space, in addition to 3,000 residential units in towers ranging from 15 to 30-storeys. Beside the Molson project, the Musqueam First Nations are building several towers with approximately 6,000 residential apartments. Overall, the is located on the commercial part of Fairview neighbourhood, having residential, retail and office developments around the subject complex, and supported by local commercial uses along the arterial routes.



Zoning

The subject is located in the Granville/Burrard Slopes – Area G section of the Broadway Plan and designated Mixed Employment-Medium Intensity. The permitted uses in the designation include industrial, office, retail/service, cultural, and institutional. Under the Broadway Plan, the designation permits an FSR of 2.5 for any of these uses and can be increased to 4.5 if a minimum of 33.33% of the space is industrial.



