

For Sale

164 - 188 West 5th Avenue

Vancouver, BC



Prime Owner/User or Development Opportunity in Mount Pleasant with Holding Income

Contact

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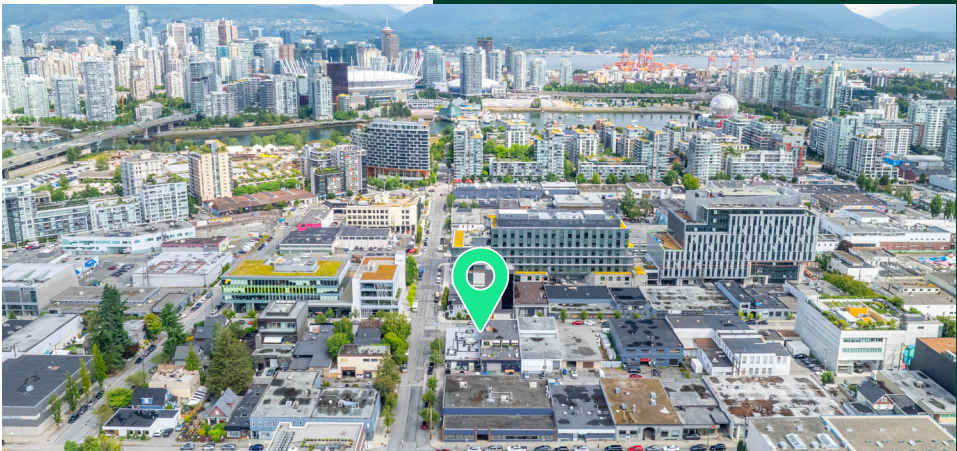
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Property Details

Civic Address	164 - 188 West 5th Avenue, Vancouver		
Legal Description	164 West 5th Avenue: Lot 2, Block 33, District Lot 200A, Plan 197 PID: 015-557-634		
	188 West 5th Avenue: Lot 1, Block 33, District Lot 200A, Plan 197 PID: 004-309-685		
Lot Size	164 West 5th Avenue:	6,039 sq. ft. - 49.50' of Frontage	
	188 West 5th Avenue:	5,343 sq. ft. - 45.24' of Frontage	
	Total	11,382 sq. ft. - 94.74' of Frontage	
Building Area	164 West 5th Avenue:	Main Floor 4,925 sq. ft.	
		2nd Floor 2,995 sq. ft.	
		Total 7,920 sq. ft.	
	188 West 5th Avenue:	Main Floor 3,997 sq. ft.	
Total Available Space		11,917 sq. ft.	
Zoning	I-1		
	Permits a wide range of uses including laboratories, general office and health care offices, information communication technology manufacturing.		
Broadway Plan Designation - Mount Pleasant Industrial Area - Area A (MIAA)	4.5 FSR		
	52,546 sq.ft. of potential buildable area (approx.)		
Property Taxes (2024)	164 West 5th Avenue:	\$65,504.30	
	188 West 5th Avenue:	\$57,545.00	
	Total	\$123,049.30	
Tenancy	Tenant:	Catalera BioSolutions Inc.	
	Lease Expiry:	Q4 2027 - no further option to renew	

PRICE \$11,250,000



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164 West 5th Avenue



188 West 5th Avenue

164 West 5th Avenue



Property Features



Air conditioned office featuring ample natural light with open plan layout, boardroom and kitchen



Main floor is an air conditioned production and lab area



Grade level loading



3 phase, 600-volt power



12' ceiling heights



4 parking stalls

188 West 5th Avenue



Property Features



Fully renovated in 2006 to laboratory



Air conditioned



Double doors for loading access



3 phase, 600-volt power



4 parking stalls



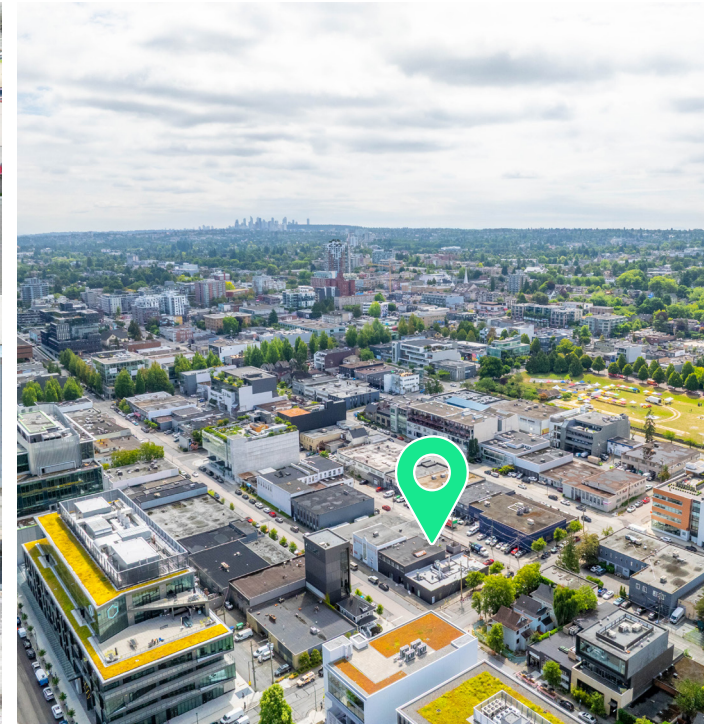
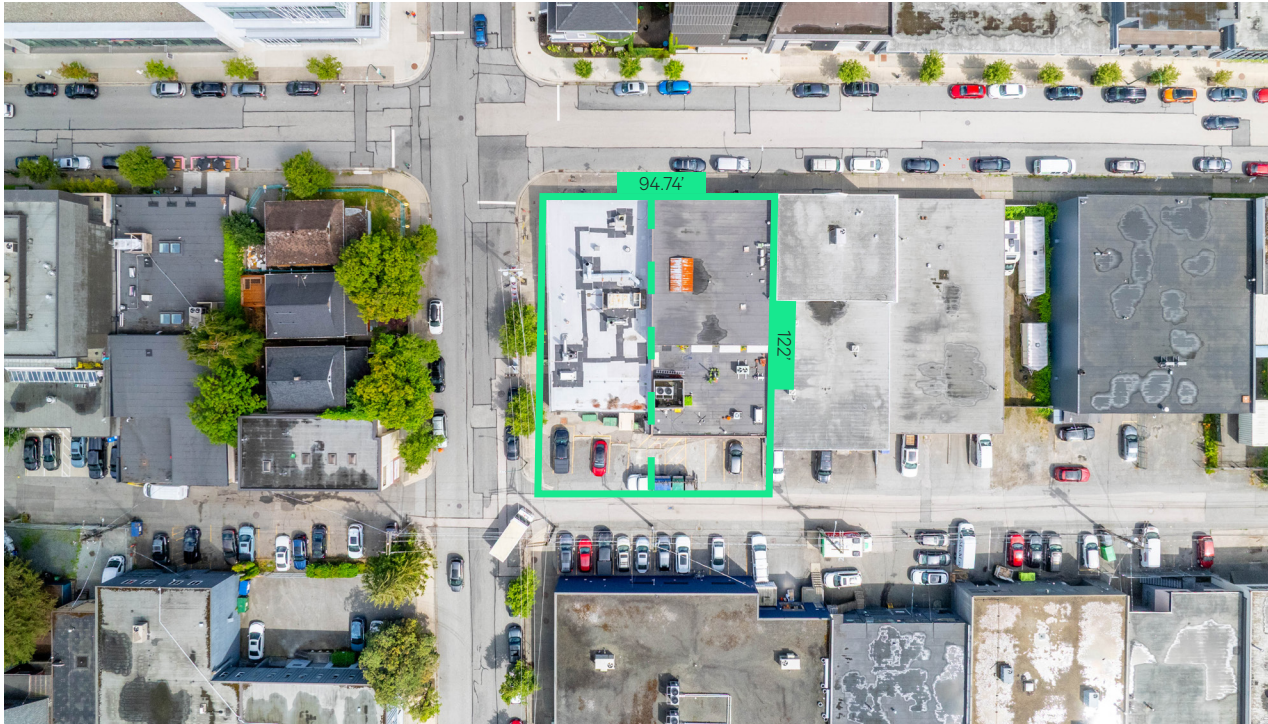
Corner lot

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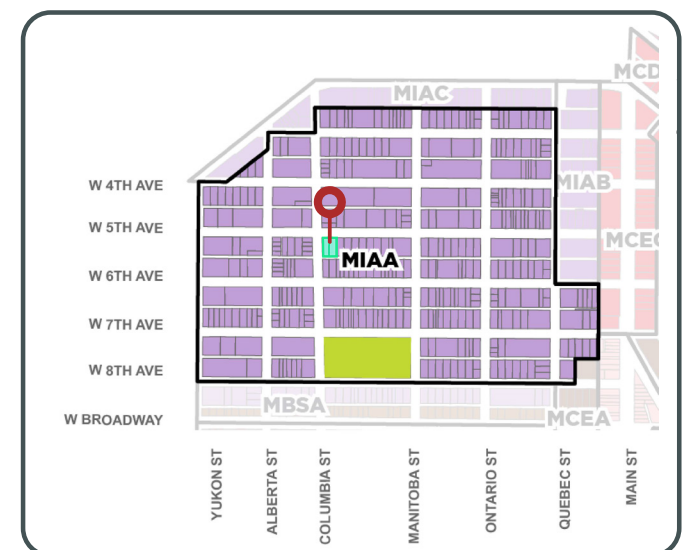
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Broadway Community Plan



Policy Area	Mount Pleasant Industrial Area - Area A (MIAA)	
Uses	Industrial, office, service/retail, cultural, institutional	
Option/Tenure	1/3 Industrial option	1/2 Industrial option
Maximum Height	30.5 m (100 ft.); 4-7 storeys	46.5 m (152.5 ft.); 8-11 storeys
Maximum Density	4.5 FSR	6.0 FSR
Minumum Frontage	N/A	45.7 m (150 ft.)
Notes	<p>A minimum of 1/3 of the floor area must be industrial uses.</p> <p>The first floor industrial uses must be dedicated to traditional production, distribution and repair (PDR) uses.</p>	<p>A minimum of 50% (3.0 FSR) of floor area must be industrial uses, e.g. bio-tech laboratories or other stacked industrial forms.</p> <p>See Land Use (Chpt 7) & Policy 10.1.8.</p>



The Location

The Subject Property is strategically located in the dynamic evolving Mount Pleasant neighbourhood of Vancouver. This area is highly sought after due to its close proximity to Downtown, Kitsilano, Strathcona and provides outstanding SkyTrain connectivity via Broadway-City Hall, Olympic Village and new Mount Pleasant Station.

Mount Pleasant has emerged as a preferred location for leading companies such as AbCellera Biologics, Hootsuite, Saje Natural Wellness, Atomic Cartoons, and WildBrain Studios, and is critically located within minutes of Vancouver General Hospital and the new St. Paul's Hospital. The area offers an abundance of employee-focussed amenities including Jonathan Rogers Park, 33 Acres Brewing, CRAFT Beer Market, Small Victory Bakery, Purebread and Elysian Coffee.

With excellent walkability, transit access, and a rich mix of lifestyle and employee amenities Mount Pleasant has become a hub for technology, creative industries and professional offices.



For further information contact:

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