For Sale
164 West 5th Avenue
Vancouver, BC

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

Contact

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CBRE
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COMMERCIAL REAL ESTATE SERVICES

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Property Details

Civic Address	164 West 5th Avenue, Vancouver
Legal Description	Lot 2, Block 33, District Lot 200A, Plan 197 PID: 015-557-634
Lot Size	6,039 sq. ft. - 49.50' of frontage on West 5th Avenue
Building Area	Main Floor 4,925 sq. ft. 2nd Floor 2,995 sq. ft. Total 7,920 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 27,175 sq.ft. of potential buildable area (approx.)
Property Taxes	$61,836.30 (2025)
Tenancy	Tenant: Catalera BioSolutions Inc. Lease Expiry: Q4 2027 - no further option to renew

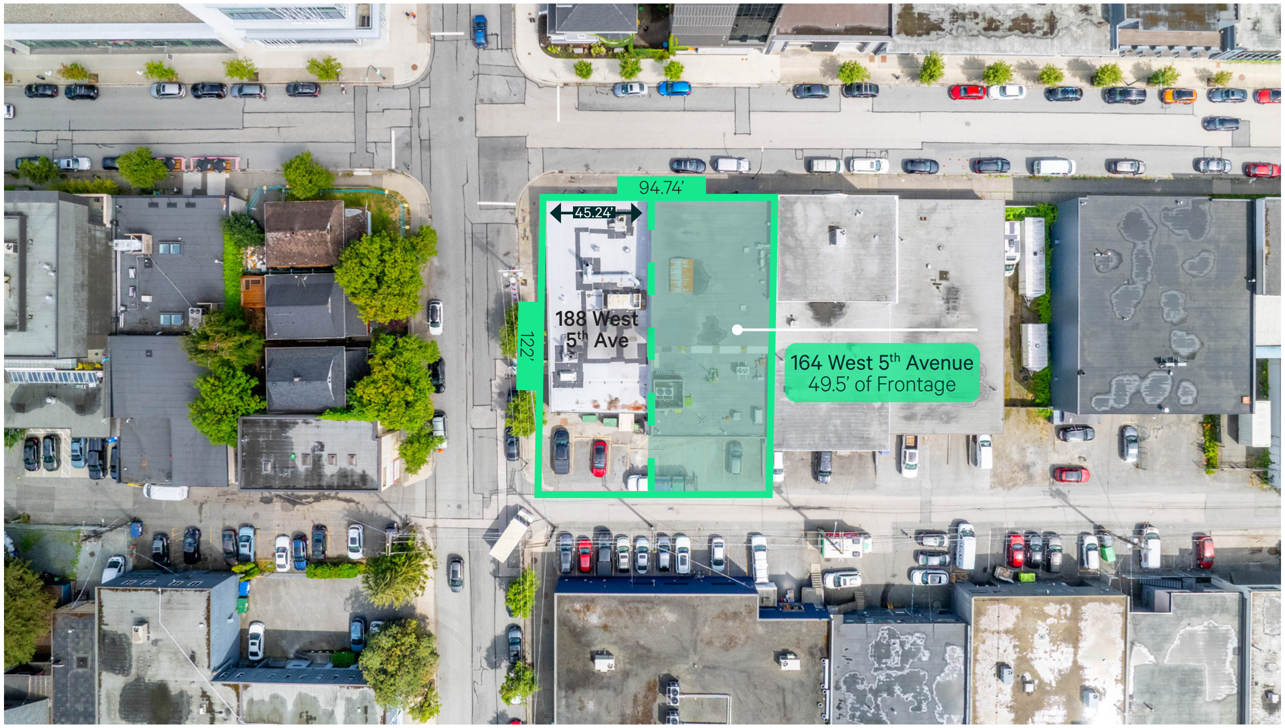
PRICE **$4,995,000**

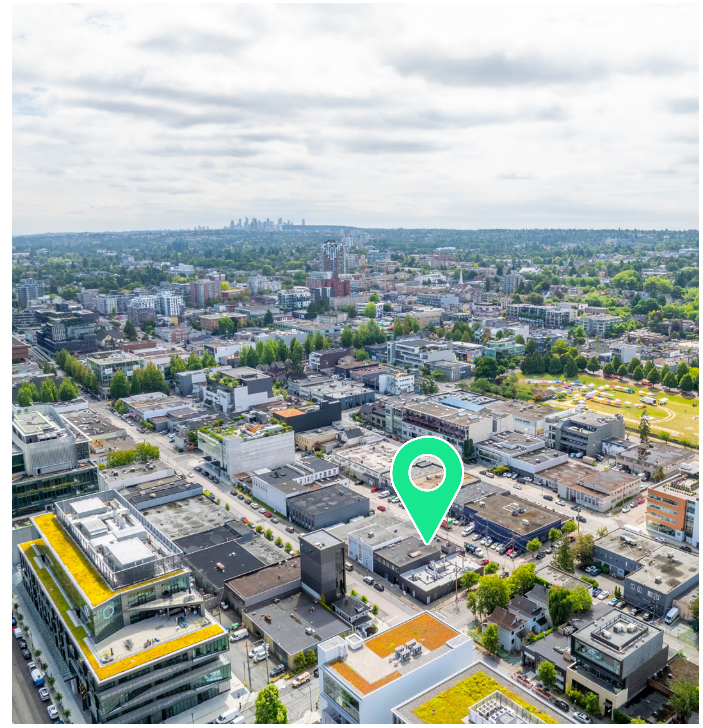
The adjacent property, 188 West 5th Avenue, is available for sale. Contact listing agents for additional information.

Building Features

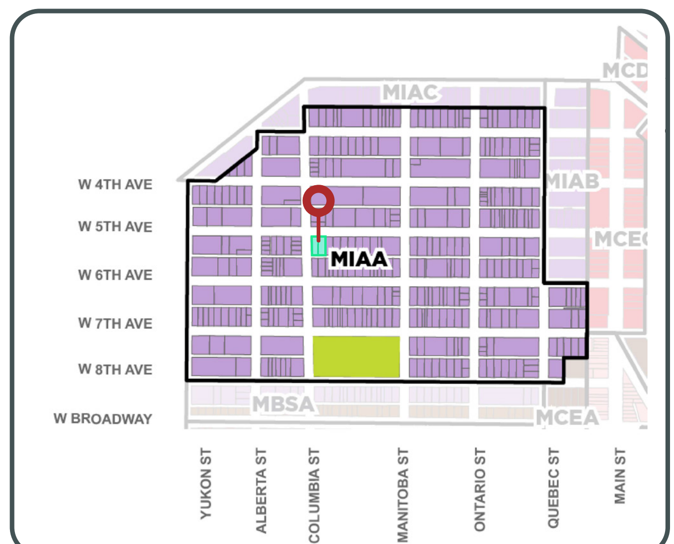
- 2nd Floor - air conditioned office featuring ample natural light with open plan layout, boardroom and kitchen
- Main floor is an air conditioned production and lab area
- Grade level loading
- 3 phase, 600-volt power
- 12' ceiling heights
- 4 parking stalls

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	A minimum of 1/3 of the floor area must be industrial uses. The first floor industrial uses must be dedicated to traditional production, distribution and repair (PDR) uses.	A minimum of 50% (3.0 FSR) of floor area must be industrial uses, e.g. bio-tech laboratories or other stacked industrial forms. See Land Use (Chpt 7) & Policy 10.1.8.



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, 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, 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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Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.