

For Sale

188 West 5th Avenue

Vancouver, BC



Prime Fully Leased Corner Property Ideal For Owner/User or Future Development

Contact

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CBRE

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Property Details

Civic Address	188 West 5th Avenue, Vancouver
Legal Description	Lot 1, Block 33, District Lot 200A, Plan 197 PID: 004-309-685
Lot Size	5,343 sq. ft. - 45.24' of frontage on 5 th Avenue
Building Area	3,997 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 24,043 sq.ft. of potential buildable area (approx.)
Property Taxes	\$61,220.90 (2025)
Tenancy	Tenant: Catalera BioSolutions Inc. Lease Expiry: Q4 2027 - no further option to renew

PRICE **\$4,995,000**

The adjacent property, 164 West 5th Avenue, is available for sale. Contact listing agents for additional information.



Building Features



Corner lot - southeast corner of West 5th Avenue and Columbia Street



Fully renovated in 2006 to laboratory use



Air conditioned



3 phase, 600-volt power



4 parking stalls



Double doors for loading access

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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