

FOR SALE | OWNER/USER INVESTMENT OPPORTUNITY
60 WEST 6TH AVENUE
VANCOUVER, BC

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **20,000 SF Office/Production Building with Holding Income**
- ▶ **99' x 122' Lot**
- ▶ **Grade Loading**
- ▶ **I-1 Industrial Zoning**
- ▶ **Second Floor Recently Renovated**

Ryan Saunders
Personal Real Estate Corporation
D 604.630.3384 C 604.760.8799
ryan.saunders@lee-associates.com

Mitch Ellis
D 604.630.3383 C 604.729.7699
mitch.ellis@lee-associates.com

CELEBRATING OVER

YEARS IN VANCOUVER



Second floor

Opportunity

To purchase a office/production building with holding income in an unparalleled Mount Pleasant location.

Location

Located at West 6th Avenue and Manitoba Street, this property is situated in Vancouver's Main & Cambie Corridor, a well-established area with excellent amenities. Offering seamless access to downtown Vancouver, the Broadway Corridor, and busy Main Street, it provides excellent convenience for businesses and professionals. Situated within the vibrant Mount Pleasant Industrial Area, the property is surrounded by parks, transit options, cafés, restaurants, and the nearby Olympic Village, making it a highly accessible and desirable location.



Beazu



Second floor office

Legal Description

PL VAP197 LOT 2 BLOCK 35 DL 200A LD 36

PID

003-541-088; 003-541-126; 003-557-596

Building Size

2nd floor office/production	10,000 SF
1st floor (leased)	10,000 SF
Total	20,000 SF

**All measurements are approximate and must be verified by the Purchaser.*

Lot Size

99' x 122' = 12,078 SF

Property Taxes

\$160,713 (2024)

Asking Price

\$16,000,000

Availability

1st floor: Beazu Wholesale*
 2nd floor: immediate

**Contact listing agents for details*

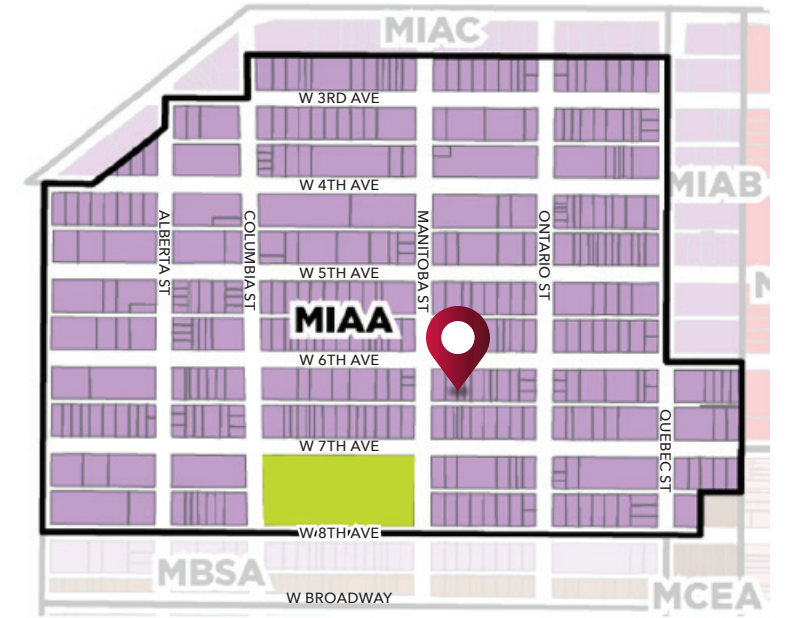
Zoning

I-1 (Light Industrial District) allows for most manufacturing, ancillary retail use, software manufacturing, video and film production, showroom, storage, wholesaling, distribution, office and some service-based businesses.

Features

- ▶ Holding income
- ▶ Close to Jonathan Rogers Park
- ▶ Walking distance to transit
- ▶ Natural light throughout the space
- ▶ Branding opportunities
- ▶ Recent capital upgrades
- ▶ Fully HVAC controlled offices
- ▶ Newly improved office/production space
- ▶ 10-12' ceiling height (approx.)
- ▶ Fully furnished lunchroom area
- ▶ Private washrooms with shower
- ▶ Alarm system in place
- ▶ Multiple private offices
- ▶ Heavy power
- ▶ Server and storage rooms
- ▶ Boardrooms/meeting rooms
- ▶ Parking stalls at rear
- ▶ Grade loading

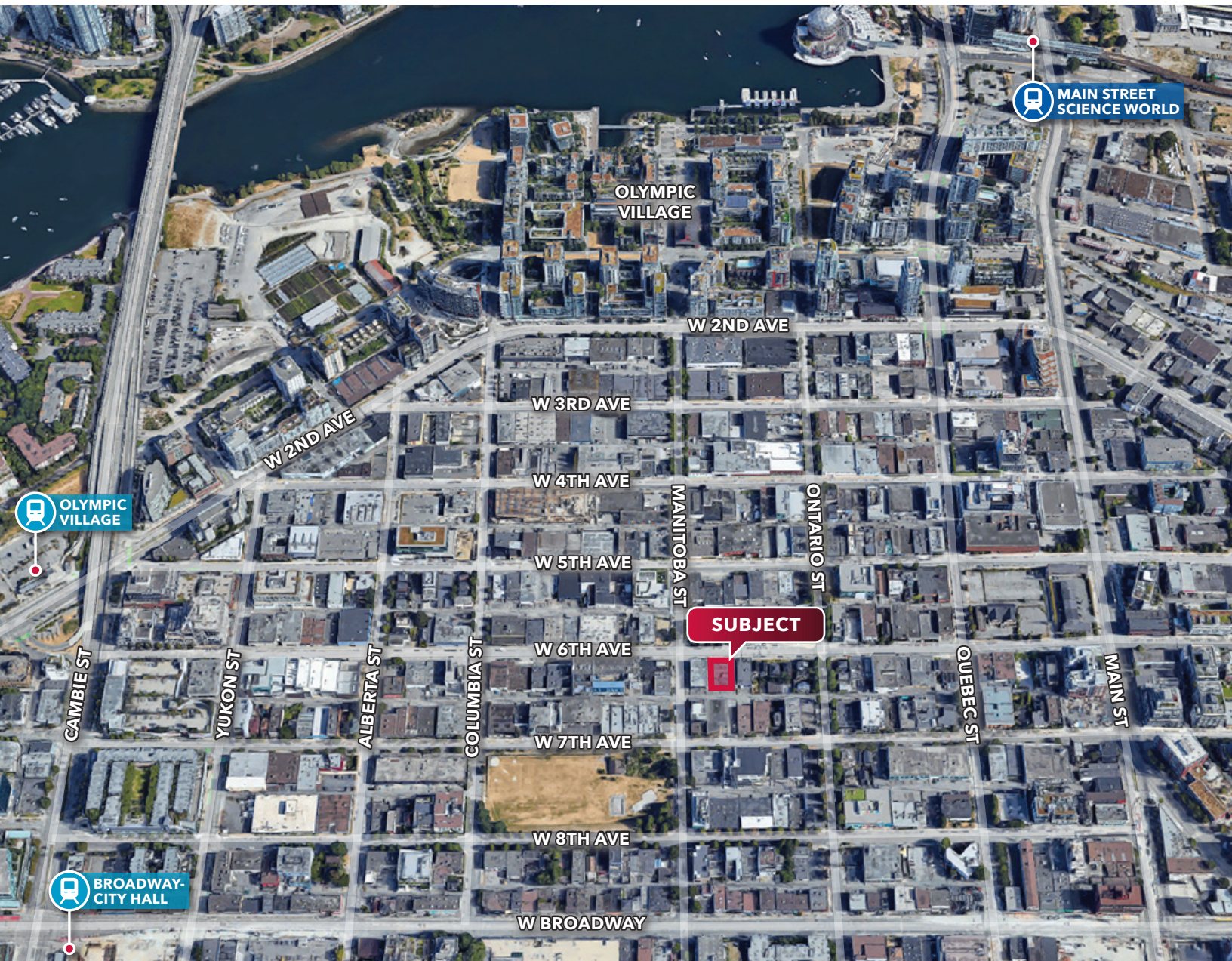
BROADWAY PLAN PROPOSED LAND USE MOUNT PLEASANT INDUSTRIAL A (MIAA)



Intent:	Intensify the traditional light industrial functions of the area (production, distribution and repair) and support innovation and creative economy uses	
Uses:	Industrial, Office, Service, Retail, Cultural, Recreational, Institutional	
Option/Tenure:	1/3 Industrial option	1/2 Industrial option
Height:	100 ft	152.5 ft
Density:	4.5 FSR	6 FSR
Option notes:	A min. 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	Projects will be required to deliver a min. of 50% of the project (3.0 FSR) as industrial uses, e.g. bio-tech laboratories or other stacked industrial form. Min. 150 ft frontage required.
Other policies:	<ul style="list-style-type: none"> • Restrict any new residential uses, in accordance with the Metro Vancouver land use designation for Industrial lands. • Support additional amenities and services (e.g. restaurant and retail options) to support an increase in employees in the area while ensuring that the primary function of the area is for industrial and employment uses. 	



Beazu entrance



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