

1114 EAST PENDER STREET VANCOUVER

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

RE/MAX
CREST | MASTERS



AVAILABLE FOR SALE

TWO-STOREY CONCRETE FOOD MANUFACTURING/COMMISSARY
BUILDING IN THE HEART OF THE STRATHCONA NEIGHBOURHOOD

PRICE REDUCED

FOR SALE | MANUFACTURING/COMMISSARY BUILDING

1114 EAST PENDER STREET

VANCOUVER, BC

PROPERTY DETAILS

Civic Address	1114 East Pender Street, Vancouver, BC	
Legal Description	LOT 4 BLOCK A PLAN VAP355 DISTRICT LOT 182 LAND DISTRICT 1 LAND DISTRICT 36 OF LOT 15	
PID	006-077-935	
Lot Size	122' x 25'	
Building Size	Main floor	2,400 SF
	Second floor	2,500 SF
	Total	4,900 SF*
<i>*All measurements are approximate</i>		
Building Year Built	1973	
Zoning	I-2 Light Industrial	
Property Taxes	\$26,414.60	
Tenancy Details	100% leased with short-term tenancies in place	
Price	\$3,450,000.00	



The Opportunity

Lee & Associates, together with RE/MAX Crest Realty, is thrilled to offer an exceptional opportunity to acquire a light industrial building near the vibrant Strathcona neighborhood. This concrete-constructed food manufacturing facility boasts a brand-new roof, 200 amp 3-phase electrical service, walk-in coolers and freezer, and efficient ventilation, making it perfect for commissary and food preparation services. With short-term tenancies in place, an owner-user can take occupancy soon. The versatile I-2 zoning allows for a wide range of business uses and even the potential to add an additional storey, pending city approval.

Location

Situated on the south side of East Pender Street in Vancouver's Downtown Eastside, 1114 East Pender Street offers a prime location. Just west of Clark Drive, one of the city's busiest streets, and two blocks south of the major east-west Hastings Street corridor, this property ensures excellent connectivity to Burnaby and beyond. Downtown Vancouver is only a five-minute drive away, providing access to a diverse array of amenities, retail services, sporting venues, restaurants, and bars.

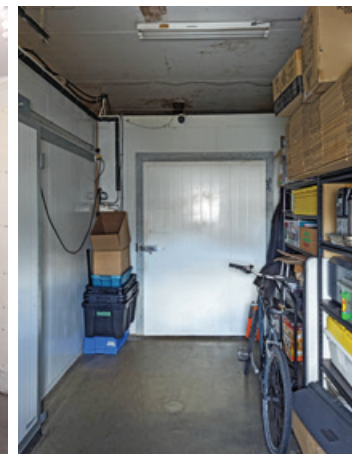
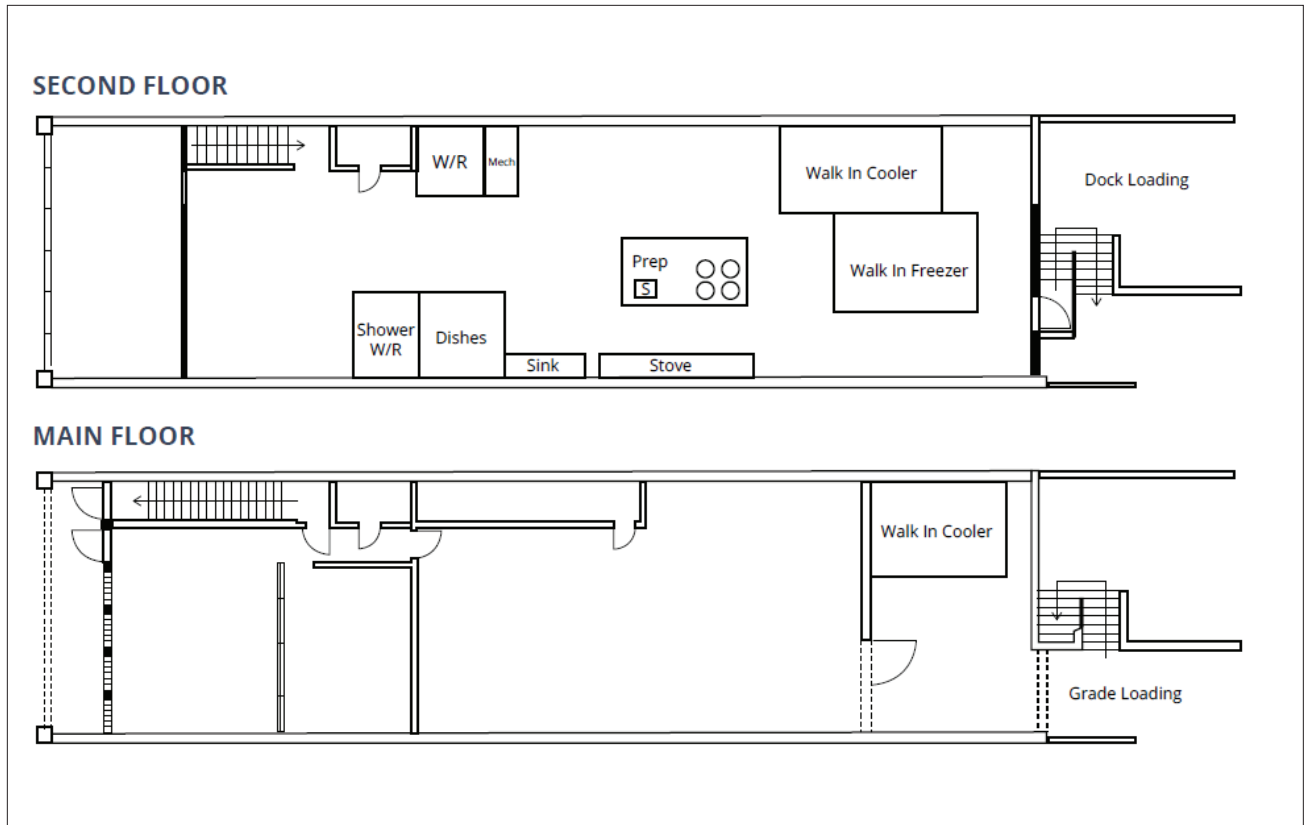
Building Features

- ▶ Food manufacturing building
- ▶ Owner-user opportunity
- ▶ Short-term tenancies in place
- ▶ Dock and grade loading
- ▶ 10' ceiling height
- ▶ 200 amp 3-phase electrical service
- ▶ Concrete construction
- ▶ New roof
- ▶ Double glazed windows





Floor Plans



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