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FOR SALE

5,353 SF Light Industrial Unit at Ironworks in **East Vancouver**

**#190, 220 Victoria Drive,
Vancouver**

Greg Lane

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Location Overview

Nestled in the vibrant Port Town neighborhood of East Vancouver, the award-winning IRONWORKS stands as a flagship commercial development, masterfully positioned amid an array of local amenities and seamless transit connections.

This premier property provides outstanding accessibility to downtown Vancouver, the Port of Vancouver, the North Shore, and the Trans-Canada Highway, while enjoying immediate proximity to major transit lines, highways, and extensive bike routes. Steps away, tenants and visitors enjoy a dynamic mix of restaurants, cafés, and craft breweries, infusing the area with energy and convenience.

IRONWORKS enhances the ownership experience with exclusive amenities, including a shared rooftop patio reserved for occupiers, secure bike storage, and comprehensive end-of-trip facilities (such as showers and lockers).

Designed as a modern, flexible hub—featuring light industrial and office spaces, this development redefines premium commercial environments in one of Vancouver's most connected and lively district.



Unit 190

Property Features

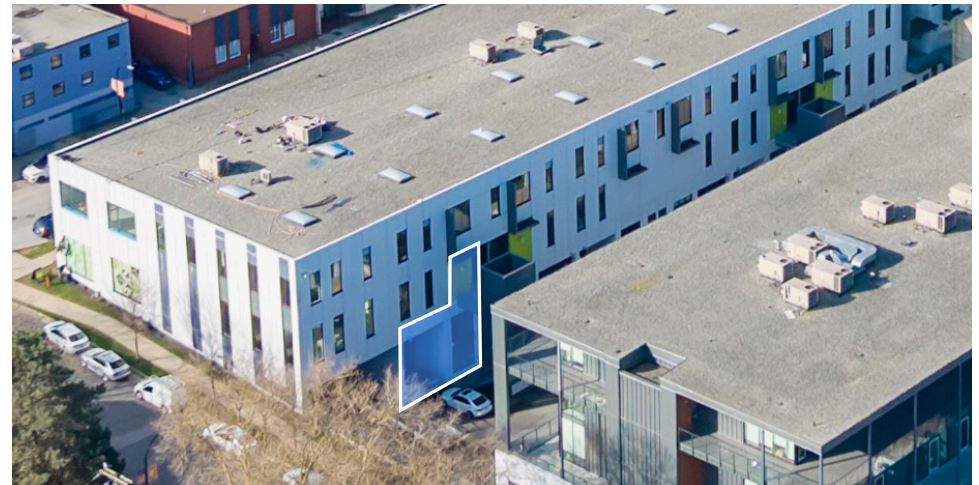
A ready-to-occupy light industrial strata unit at Ironworks

Location	Ironworks prominently occupies the entire block from Victoria Drive to Semlin Drive, between Pandora Street and Franklin Street.		
Zoning	I-2 Industrial		
Building Area*	Ground Floor Warehouse	4,720 SF	
	<u>Mezzanine Office</u>	<u>633 SF</u>	
	Total	5,353 SF	
Monthly Strata Fees	\$2,239.50		
Property Taxes (2025)	\$39,200.40		
Asking Price	\$3,880,925		

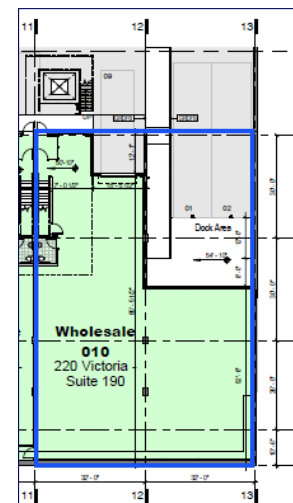
Features	<ul style="list-style-type: none"> • Ground floor unit with grade door access • Predominantly warehouse space which is unique for this development • Adjacent to the dock loading with levelers • Mezzanine office space • 5 underground parking stalls including 1 EV stall • 1 grade loading door • 20' clear warehouse ceilings • Mountain views from common rooftop patio • End of trip facilities
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* Approximate and to be verified

** Possibility to lease, please contact the listing agent

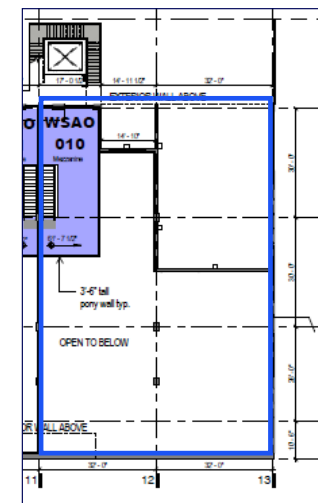


Main Floor



Franklin Street

Mezzanine



Franklin Street



Ironworks

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VANCOUVER

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