

191 - 193 West 3rd Avenue

Vancouver, BC

Opportunity to acquire a 4,455 SF industrial building located in the desirable Mount Pleasant area of Central Vancouver.



Contact

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Opportunity

191 - 193 West 3rd Avenue
Vancouver, BC

CBRE Limited is pleased to present the opportunity to acquire a 4,455 SF industrial building located in the desirable Mount Pleasant area of Central Vancouver.

This property is in close proximity to the Cambie and West Broadway Corridors and is just minutes to Vancouver's downtown core. The property is conveniently located close to numerous tenant friendly amenities including exceptional shopping, restaurants and services on Broadway and Cambie Streets and Village on False Creek. This central location is within walking distance to the Village on False Creek and Broadway-City Hall SkyTrain Stations. The Broadway Extension is now under construction which will increase the transit connectivity to the area and improve the live, work and play lifestyle of the neighbourhood.

 **New Price**
\$4,250,000

 **Building Size***
4,455 SF
* To be confirmed; demised into two self-contained units

Property Summary

Legal Description	Lot 22, Block 11, DL 200A, Land District 36, Plan VAP197, PID 015-530-710
Lot Size	6,039 SF
Zoning	I-1 Industrial
Property Taxes	\$58,226.70 (2025)
Tenancy	191 West 3rd Avenue - Kozmic Sound 193 West 3rd Avenue - Vacant
Income & Tenancy Schedule	Contact Listing Agents

Amenities Nearby

-  Craft Breweries and bars including Craft Market, Brewhall, The Narrow Lounge and Mount Pleasant Vintage & Provisions.
-  Food services and restaurants including Restaurant Kavita, Nook, Ophelia, Big Way Hot Pot and Earnest Ice Cream.
-  Within walking distance to the West 2nd Avenue, Columbia Street and Main Street public transit routes providing direct and easy access to the Downtown Core of Vancouver and links throughout Metro Vancouver.
-  A network of bikes routes throughout the neighborhood.



Property Details

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191 West 3rd Avenue



Vacant Possession Available - **Contact Listing Agents**



12'4" Ceilings



Air-conditioned



Coffee station



One washroom



193 West 3rd Avenue



Vacant Possession



12'4" Ceilings



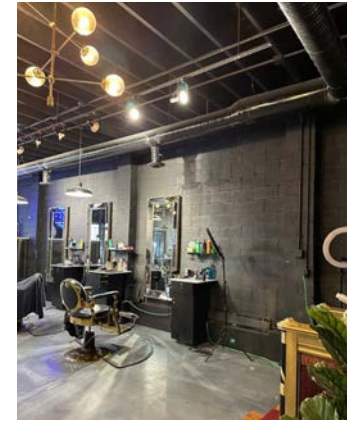
Concrete floor redone



HVAC



2 Washrooms with shower



For Sale

191 - 193 West 3rd Avenue
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95 Walker's Paradise



98 Rider's Paradise



99 Biker's Paradise

Source: Walkscore.com



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