

794 POWELL STREET, VANCOUVER
CORNER FREESTANDING AUTOMOTIVE BUILDING WITH YARD SPACE

**FOR
SALE**



WILLIAM | WRIGHT

real

STEVEN LAM
PERSONAL REAL ESTATE CORPORATION
steven@williamwright.ca
604.428.5255

MATTHEW HO
PERSONAL REAL ESTATE CORPORATION
matthew.ho@williamwright.ca
604.428.5255

JOE LEE
PERSONAL REAL ESTATE CORPORATION
info@joeleere.com
604.726.4570



794 POWELL STREET, VANCOUVER

Corner Freestanding Automotive Building With Yard Space

William Wright Commercial is pleased to present 794 Powell Street, a 6,256 SF freestanding industrial building situated on a 9,139 SF corner lot, currently improved for automotive use. Zoned M-2, the property permits a wide range of industrial activities, including automotive service. It features a main floor warehouse with a small mezzanine, fenced outdoor yard space, and prominent exposure along Powell Street. Well-suited for both investors and future owner-users, the site offers in-place tenancy with below-market rents, substantial upside potential, and excellent long-term redevelopment prospects.



Rare Automotive Use

Improved for automotive service, a permitted use under M-2 zoning that is increasingly difficult to secure in Vancouver



Below-Market Lease with Upside

Currently leased at below-market rates, offering investors strong potential for income growth upon renewal or repositioning



Outdoor Yard Space

Fenced yard provides valuable storage and operational flexibility



Corner Lot with Exposure

High-visibility corner site along Powell Street, ideal for signage and long-term redevelopment potential



Bonus Shed Area

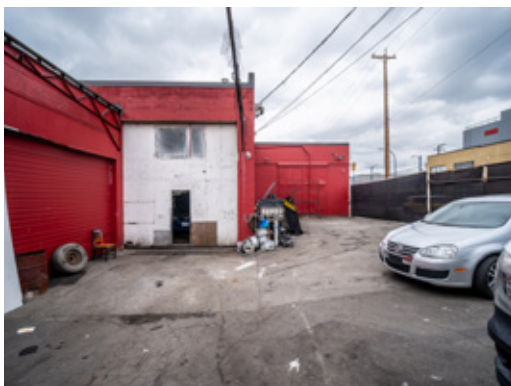
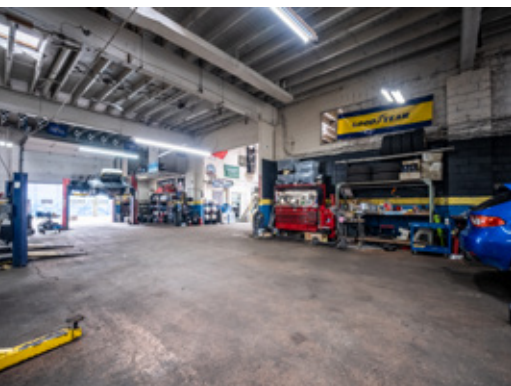
Approximately 715 SQFT of covered and gated shed area



FRONT POWELL ST



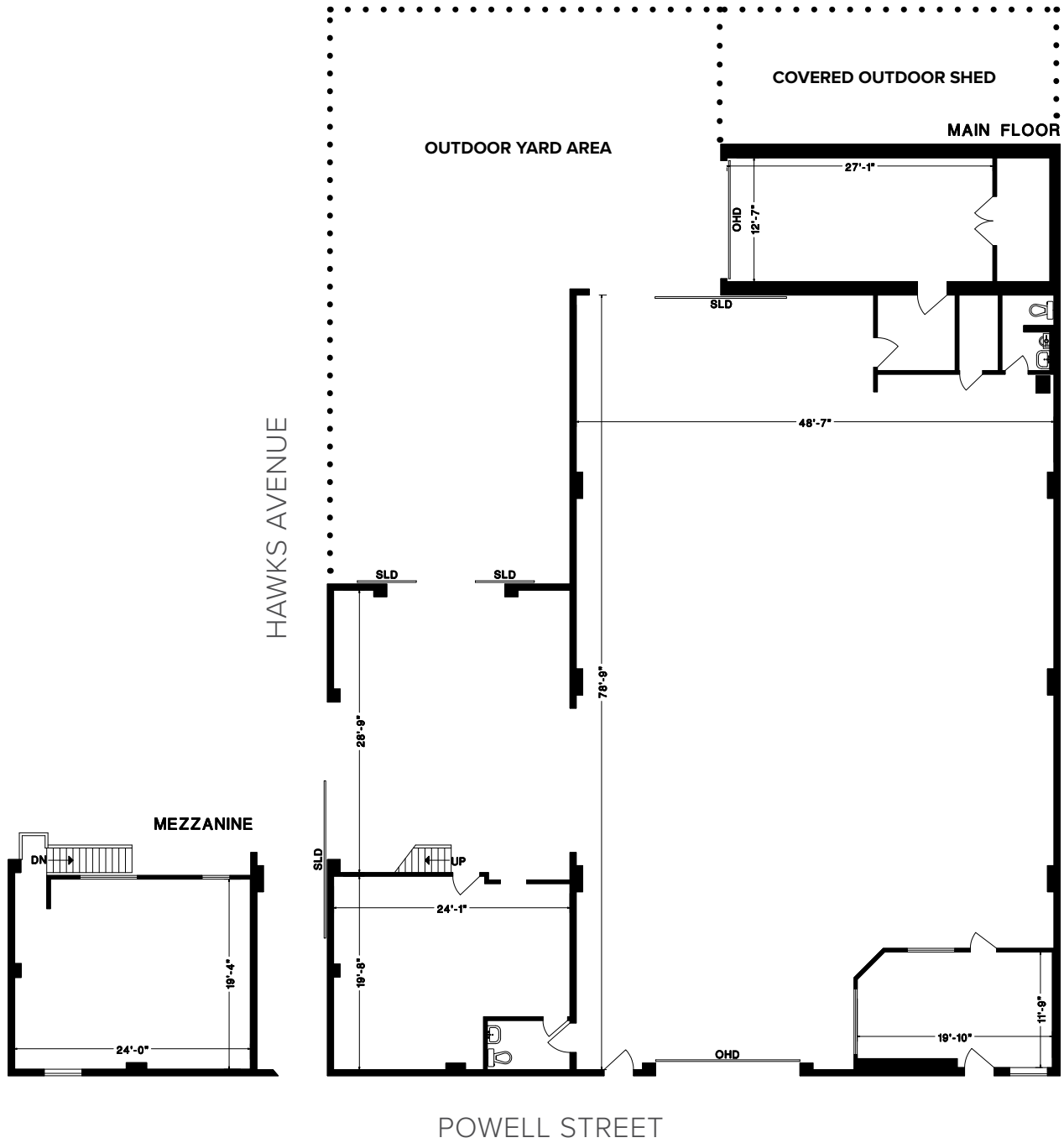
FRONT HAWKS AVE



SALIENT FACTS

LOT SIZE	+/- 9,139 SQFT
BUILDING SIZE	Main Floor: +/- 5,727 SQFT Mezzanine: +/- 528 SQFT Total: +/- 6,256 SQFT
YARD SIZE	+/- 2,210 SQFT (approx)
BONUS SHED AREA	+/- 715 SQFT (approx)
LOADING	Three sliding doors and one oversized grade door
ZONING	M-2
PID	015-587-606 & 015-587-576 & 015-587-592
LEGAL DESCRIPTION	LOT 20 BLOCK 51 DISTRICT LOT 181 PLAN 196 & LOT 18 BLOCK 51 DISTRICT LOT 181 PLAN 196 & LOT 19 BLOCK 51 DISTRICT LOT 181 PLAN 196
PROPERTY TAXES	\$52,921.60
YEAR BUILT	1960
ASSESSED VALUE	\$5,121,300
TENANCY	Contact Listing Agents
PRICE	\$3,600,000 (\$394 psf land) <i>More than \$1.5m below assessed value</i>

FLOOR PLAN



SURROUNDING AMENITIES

Restaurants

- + Starbucks
- + Prototype Coffee
- + Pink Pearl
- + Ask For Luigi Restaurant
- + Alibi Room
- + Phnom Penh Restaurant
- + La Casa Gelato
- + Earnest Ice Cream | Frances St.
- + Mello
- + The Keefer Bar
- + Railtown Café
- + New Town Bakery & Restaurant
- + Kissa Tanto

Services

- + NationWide Self Storage Pender
- + Chevron - Gas Station
- + Petro-Pass Truck Stop
- + Vancouver Public Library - Strathcona Branch
- + All City Self Storage
- + Provincial Court Of British Columbia - Vancouver Criminal Court
- + Vancouver Police Department
- + RBC Royal Bank
- + TD Canada Trust Branch and ATM
- + Strathcona Community Centre

Retail

- + Elite Vancouver Motors
- + Variety Auto Sales
- + Mike's NOFRILLS Vancouver
- + Dollarama
- + Aritzia Head Office
- + Herschel Supply Co. Head Office
- + HAVEN Vancouver
- + Lordco Auto Parts

Parks & Schools

- + CRAB Park at Portside
- + Oppenheimer Park
- + MacLean Park
- + Admiral Seymour Elementary School
- + Britannia Elementary School

794 POWELL STREET, VANCOUVER DOWNTOWN EASTSIDE

794 Powell Street is strategically located in Vancouver's Downtown Eastside, offering exceptional access to major transportation corridors and regional logistics infrastructure. Situated along Powell Street and just off Clark Drive, the property provides direct connectivity to Highway 1 and is less than 5 minutes from the Port of Vancouver's Centerm. Transit is readily available with several bus routes nearby and the Stadium-Chinatown SkyTrain Station 2 km away.



williamwright.ca



Vancouver Office
1340-605 Robson Street
Vancouver, BC
604.428.5255

Fraser Valley Office
180-8621 201 Street
Langley, BC
604.546.5555

Victoria Office
843 Johnson Street
Victoria, BC
250.590.5797

Nanaimo Office
205-335 Wesley Street
Nanaimo, BC
250.586.1226

Kelowna Office
205-478 Bernard Avenue
Kelowna, BC
236.420.3558

Kamloops Office
406-121 5th Avenue
Kamloops, BC
236.425.1617