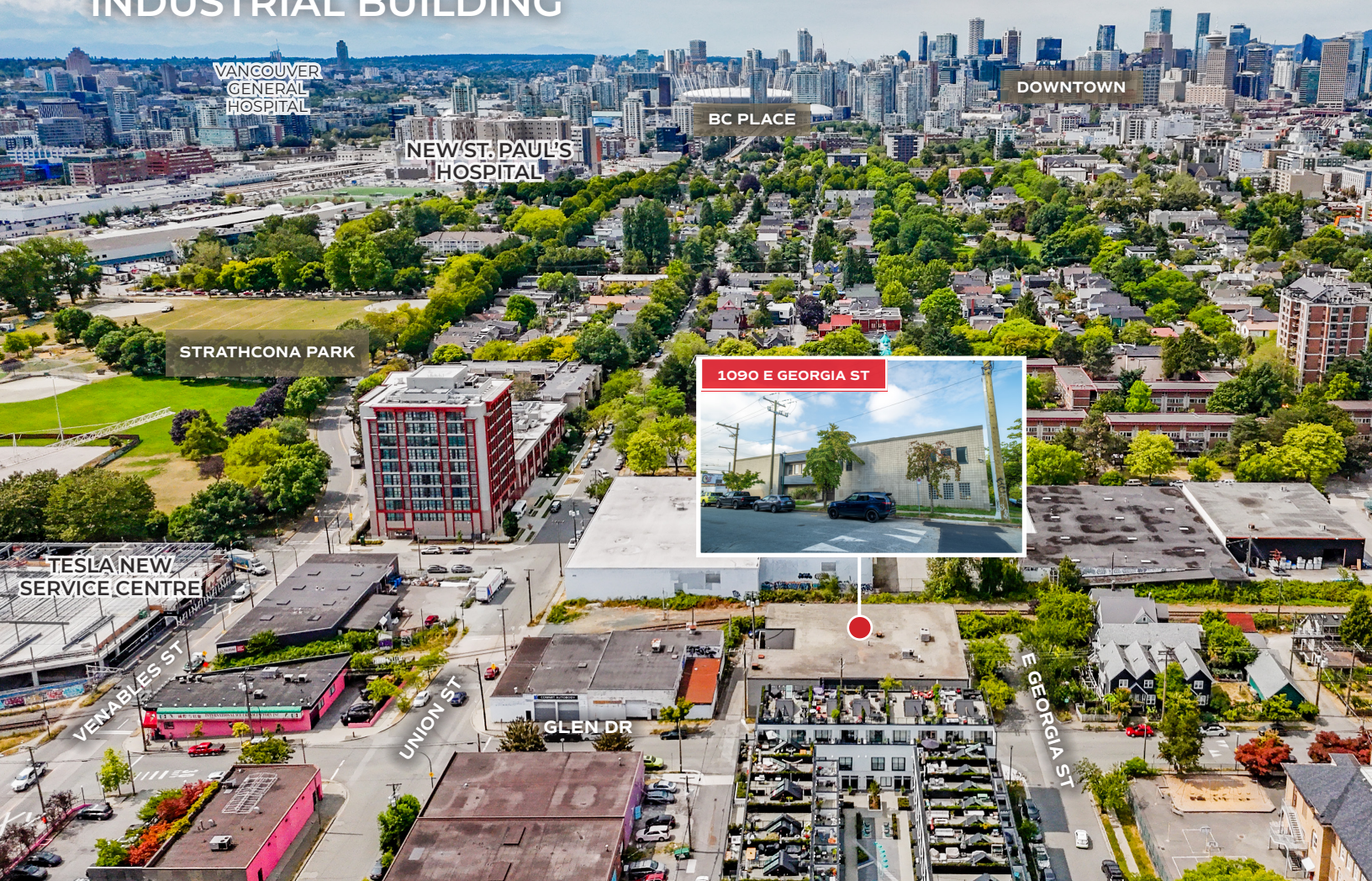


FOR SALE

INDUSTRIAL BUILDING



1090 E GEORGIA STREET

Vancouver, British Columbia

Purchase a **strategically located** and **well-improved** industrial/office building in the heart of East Vancouver.

CONTACT

ED FERREIRA
PERSONAL REAL ESTATE CORPORATION
604 662 5122
ed.ferreira@cbre.com

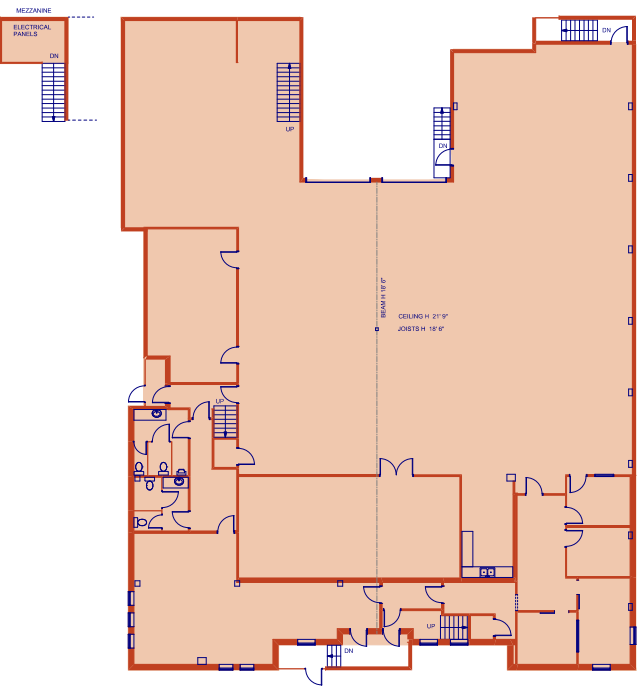
DARREN STAREK
604 662 5175
darren.starek@cbre.com

JORDAN COULTER
604 662 5574
jordan.coulter@cbre.com

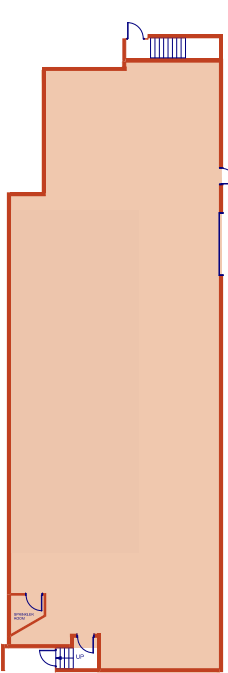
CBRE

FLOOR PLANS

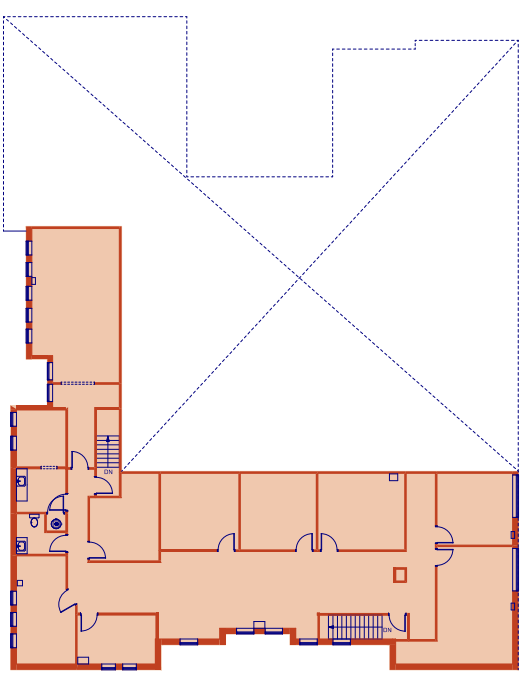
MAIN FLOOR



PARKADE



UPPER FLOOR



*NOT TO SCALE

THE OPPORTUNITY

Located at 1090 East Georgia Street in East Vancouver, this well-situated property offers a rare opportunity. The site spans 11,736 SF and features a 14,494 SF building, plus a 4,494 SF underground parkade. Its proximity to the Central Business District (CBD) and the Port of Vancouver enhances its appeal. Zoned I-2 Industrial, the property accommodates a variety of uses, such as studio space, manufacturing, distribution, storage, wholesale, and service laboratories. With dock loading and 3-phase electrical services, the building is ideally suited for both owner-users and investors, presenting future development potential.



1090
E GEORGIA STREET

Vancouver, British Columbia

LEGAL DESCRIPTION

Lot E, Block 95, Plan VAP17675, District Lot 181, New Westminster Land District

PID 007-262-272,015-574-202,015-574-229

SITE SIZE

11,736 SF

BUILDING AREA

Main Floor	10,399 SF
Upper Floor	4,095 SF
Parkade	4,494 SF
Total	18,988 SF

PROPERTY TAXES (2025)

\$90,727.90

ZONING

I-2 Flexible (Light Industrial) allows 3.0 floor space ratio, including 1.0 floor space ratio of general office.

PRICE

\$9,150,000.00

CEILING HEIGHTS

19' ceiling height in warehouse

LOADING

2 dock loading doors

PARKING

Secured underground parking area for approx. 14 vehicles

THE NEIGHBOURHOOD

VANCOUVER'S NEXT HEALTH HUB

The False Creek Flats and adjacent area in Vancouver is undergoing significant development, transforming into a major health and innovation hub. One of the key projects is the new St. Paul's Hospital and health campus, which is set to be a state-of-the-art facility designed to meet the healthcare needs of British Columbia for the next 125 years.

In addition to the new St. Paul's Hospital, the area will also see the development of various life science buildings and offices alike. These facilities will support cutting-edge research and innovation in the life sciences sector, fostering collaboration among health companies and research institutions.

The goal is to create a vibrant ecosystem where healthcare, research, and technology converge to drive advancements in medical science and patient care. These developments are set to transform the False Creek Flats into a leading health precinct, contributing to the growth of Vancouver's healthcare infrastructure and positioning the city as a hub for medical innovation and excellence.

PROPERTY FEATURES

Main Floor

- 19' ceiling height in warehouse
- 2 dock loading doors
- Two (2) piece washrooms
- Ample natural light in office and warehouse
- Open plan plus private offices
- Office area is air-conditioned
- Lunchroom

Upper Floor

- Open plan plus private offices, boardroom & kitchen
- Fully air-conditioned

Additional Features

- Concrete block construction with an exposed roof deck ceiling.
- Energy-saving LED lighting throughout.
- Fully sprinklered
- New windows, fresh paint, and sealant.

FOR SALE

1090 E GEORGIA STREET

VANCOUVER, BC

CBRE



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ED FERREIRA
PERSONAL REAL ESTATE CORPORATION
Senior Vice President
Industrial Properties Group
604 662 5122 || ed.ferreira@cbre.com

DARREN STAREK
Senior Vice President
Industrial Properties Group
604 662 5175
darren.starek@cbre.com

JORDAN COULTER
Associate Vice President
Industrial Properties Group
604 662 5574
jordan.coulter@cbre.com

CBRE Limited | 1021 West Hastings Street, Suite 2500 | Vancouver, BC V6E 0C3

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