

AVISON  
YOUNG

For Sale

9012 Oak Street, Vancouver, BC



Own in the Heart of Vancouver's South Corridor

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## Opportunity

Located in the heart of South Vancouver's established industrial district, 9012 Oak Street provides a rare opportunity to own a flexible commercial strata unit. Surrounded by a wide mix of service commercial and light-industrial users, the property benefits from excellent transportation connections to Downtown Vancouver, Richmond, and YVR. With limited availability of strata units in this market, the property offers strong appeal for both owner-users and investors seeking long-term value.

## Property summary

**ADDRESS**  
9012 Oak Street

**PID**  
017-964-709

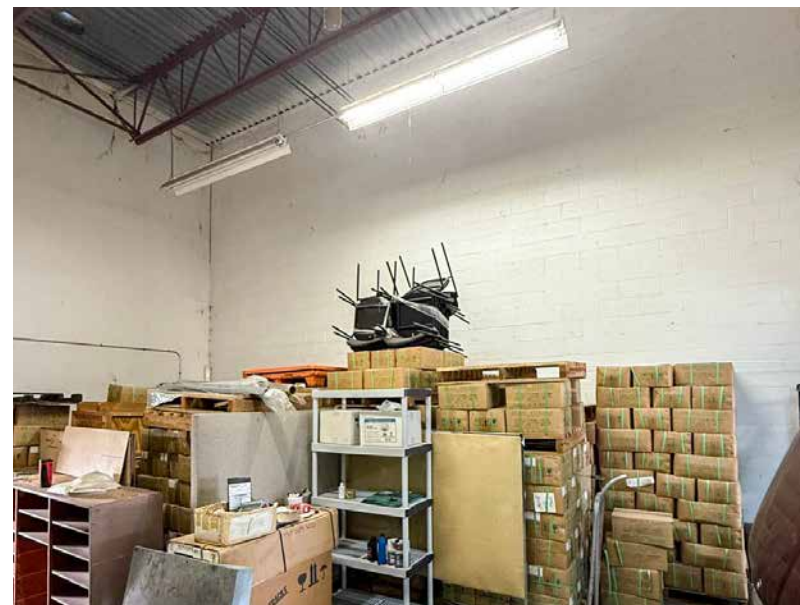
**LEGAL DESCRIPTION**  
LOT 22 PLAN LMS587 NEW WESTMINSTER DISTRICT  
LOT 319 323 324, UNDIV 6958/178506 SHARE IN COM  
PROP THEREIN

**ZONING**  
M-2

**BUILDING SF**  
1,667 sf

**YEAR BUILT**  
1992





**SALE PRICE**  
Contact agents



## Property highlights

-  Strata unit positioned in South Vancouver's established industrial district
-  Professionally managed complex with a strong business environment
-  Practical size and layout suitable for a range of commercial and industrial users
-  On-site parking available for owners and visitors
-  Attractive ownership opportunity in a tightly held Vancouver market
-  22 foot clear ceilings

## Area highlights

-  Established cluster of light-industrial and service-oriented businesses
-  Central distribution hub with strong logistics appeal
-  Evolving industrial district with growing residential presence
-  Well-served by public transit including nearby access to the Canada Line



## Location

South Vancouver's industrial district is one of the city's most established business hubs, home to a diverse mix of trades, logistics, and service-oriented companies. The area provides day-to-day convenience with nearby retail centres, food services, and amenities while maintaining its industrial character. This balance makes it a practical and appealing base of operations for a wide range of businesses. The property offers excellent connectivity across Metro Vancouver. Major transportation corridors including Marine Drive, Oak Street Bridge, and Highway 99 are minutes away, providing efficient links to Richmond, YVR, and Downtown Vancouver.

## Amenities

- 1 McDonald's
- 2 Marine Gateway
- 3 Fountain Tire
- 4 Sentinel Storage
- 5 Hertz Car Rental
- 6 Kirmac Collision & Autoglass
- 7 Lush Cosmetics Offices
- 8 Hygge Design House – Furniture Store
- 9 Global Carpets & Hardwood Ltd.
- 10 Winners
- 11 T&T Supermarket Marine Gateway
- 12 Starbucks
- 13 Tim Hortons
- 14 Canadian Tire
- 15 Marshalls



## Contact for more information

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