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680 Raymur Avenue, Vancouver

27,787 SF Modern Industrial Building in the Last Mile **For Sale**

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Opportunity & Location

Now available for sale, a 27,787 SF freestanding industrial facility within the “last mile”.

Bright warehouse space, nicely appointed, modern office space, exposed wood beam ceilings, and employee amenity areas with lockers and showers.

Situated on the east side of Raymur Avenue between East Hastings Street and Venables Street in Strathcona, 680 Raymur Avenue offers seamless access to Downtown Vancouver, Powell Street, and Highway 1. This location offers proximity to skilled labour in East Vancouver, Mount Pleasant and Kitsilano. It also is steps from transit options and amenities.



Property Features

Minutes from Downtown Vancouver, the Port of Vancouver, the new St. Paul's Hospital, transit, amenities, employees and services. 680 Raymur Avenue is simply the best-located facility available for sale in Vancouver today.

Zoning I-2 Light Industrial allowing for extensive warehouse and production uses.

Site Size 34,000 SF (0.78 acres)

Building Area Breakdown	Ground Floor Office	3,688 SF
	Second Floor Office	3,727 SF
	<u>Warehouse</u>	<u>20,372 SF</u>
	Total	27,787 SF

Parking 14 secured parking stalls in fenced area

Property Features

- Beautiful, open, wood beam ceilings and skylights
- 17' clear ceilings to the underside of beams
- One (1) covered double-wide dock door, 18' x 13'
- Two (2) covered dock doors, 8' x 9' each
- One (1) 10' x 10' grade door
- Heavy 3-phase power
- Modern kitchen
- Washrooms with lockers and showers
- 4 gas fired heaters

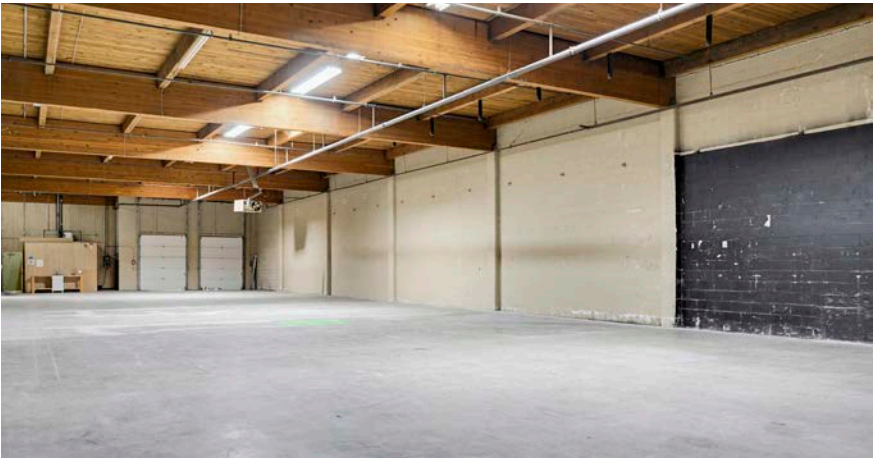
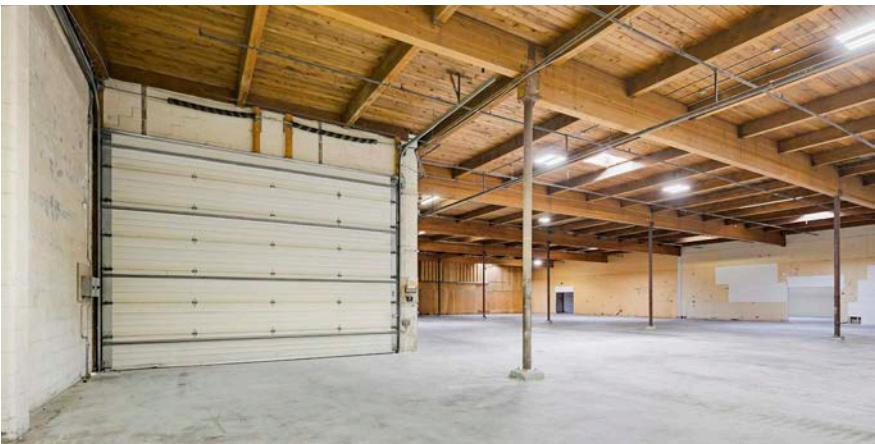
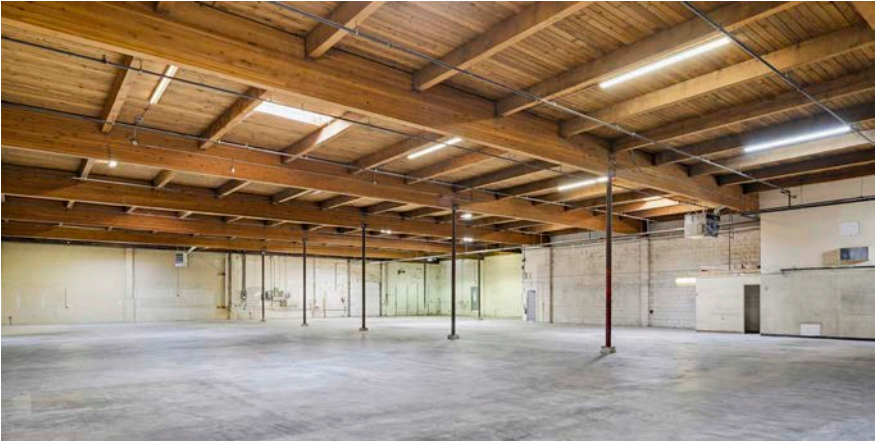
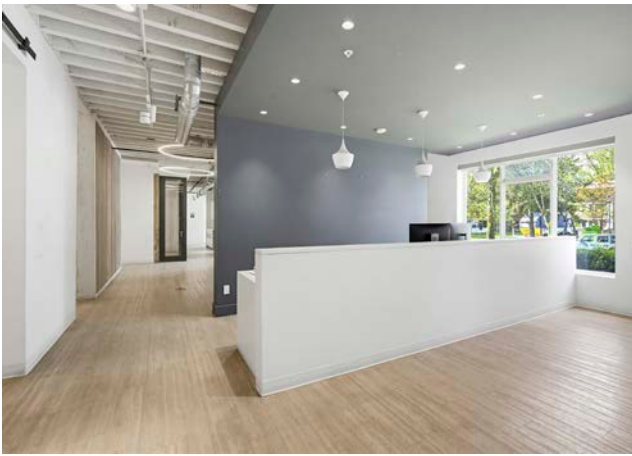
Asking Price \$16,300,000 | \$585 per SF

Available Immediately

Property Taxes \$143,286.00 (2025)



Property Photos





DOWNTOWN VANCOUVER
(2.5km)

PORT OF VANCOUVER
(3.5km)

FUTURE ST. PAUL'S HOSPITAL
(1.6km)

680 RAYMUR AVENUE

PRODUCE ROW
(900m)

MOUNT PLEASANT
(3.5km)

Main Street

Prior Street

Clark Drive

1st Avenue

FOR SALE
680 Raymur Avenue, Vancouver

Colliers

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