

**AVISON
YOUNG**

For Sale or Lease

1A - 138 West 6th Avenue
Vancouver, BC



IMPROVED OFFICE AREA



EXTERIOR BUILDING



OFFICE AND WAREHOUSE DOOR



WAREHOUSE

Introducing an exceptional opportunity to purchase or lease flex office and industrial/warehouse space in a signature Mount Pleasant building

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Property details

LEGAL DESCRIPTION

STRATA LOT 36 DISTRICT LOT 200A GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2305

PID

023-813-865

SIZE

1,812 sf

ZONING

I-1

YEAR BUILT

1997

STRATA FEES

\$1,005.79 monthly

ANNUAL PROPERTY TAXES

\$14,839.00 (2025)

PARKING

Two (2) parking stalls

TYPE

Sale or Lease

LISTING PRICE

Contact listing agents

ASKING RENT

Contact listing agents

Suite highlights/features



North facing window exposure



Office features improved open area suitable for workstations and meeting area



Private washroom access



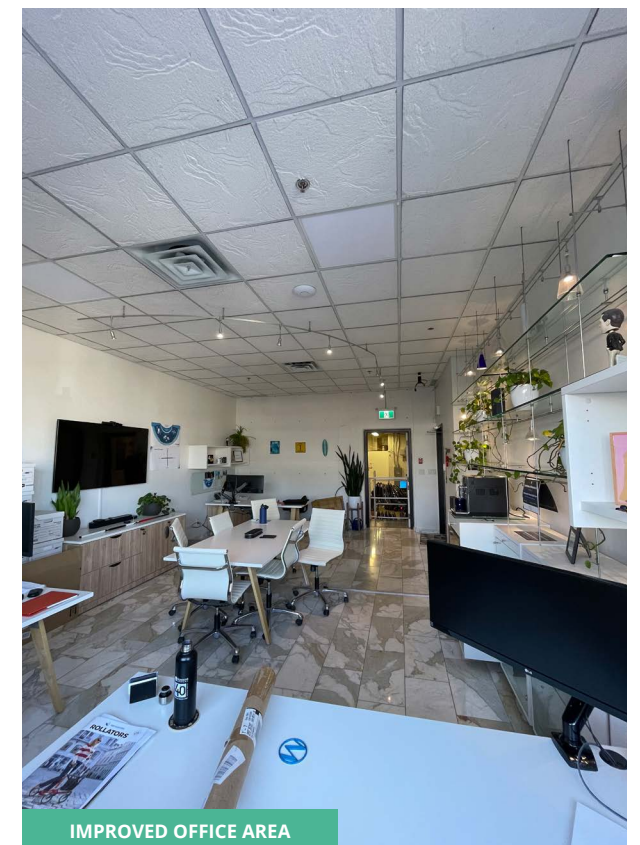
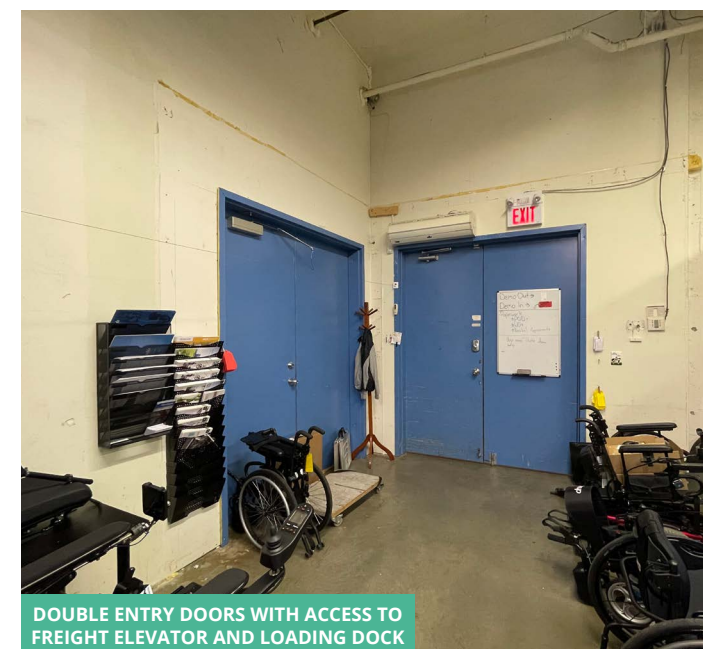
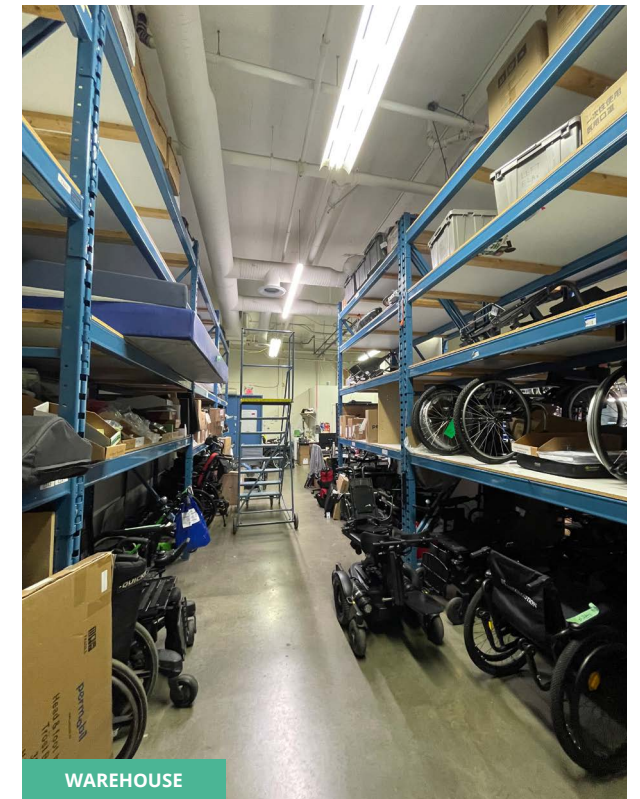
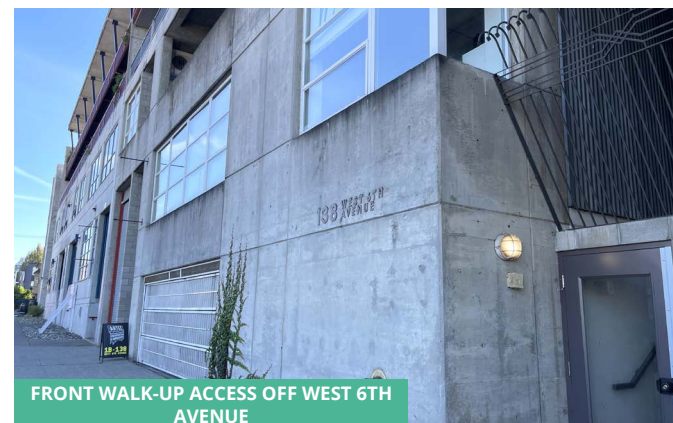
Large warehouse area with access to dock loading and freight elevator

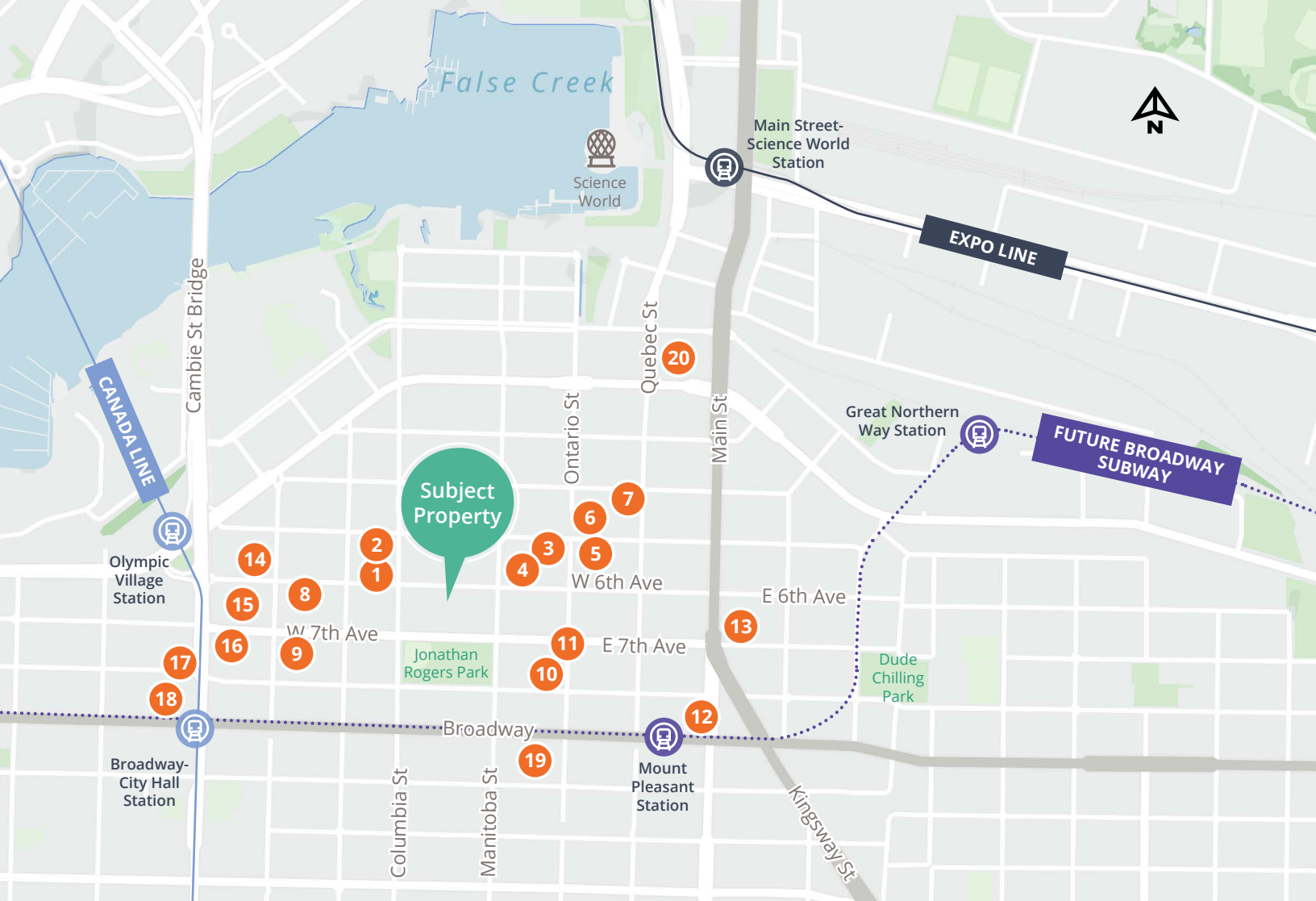


Furniture and equipment can be negotiated

Property highlights

138 West 6th Avenue, The Centro, is a signature office and light industrial building located in Vancouver's highly desirable Mount Pleasant neighborhood. This rare space provides the opportunity to acquire or lease an improved office and industrial/warehouse space in the heart of Mount Pleasant. The building features a combination of live-work studios, office, and light industrial strata units. Freight elevator access and secured grade loading is available at the rear of the building alongside secured parking stalls. The building is located on West 6th Avenue between Manitoba and Columbia Streets, this strategic position provides quick access to several of Vancouver's main arterial roads alongside rapid transit systems and bike lanes. Ample amenities in the neighborhood include restaurants, shopping and entertainment.





Nearby amenities

- | | | |
|--|------------------------------|-------------------------|
| 1. Prototype Coffee | 7. R&B Ale & Pizza House | 14. Altea Vancouver |
| 2. Please Beverage Co | 8. Small Victory Bakery | 15. Canadian Tire |
| 3. The Juice Truck 5th Ave | 9. Solly's Bagelry | 16. Winners & HomeSense |
| 4. Mount Pleasant Vintage & Provisions | 10. 33 Acres Brewing Company | 17. Whole Foods Market |
| 5. Tacofino Ocho | 11. Elysian Coffee | 18. London Drugs |
| 6. Purebread Bakery + Coffee | 12. Superbaba (Vancouver) | 19. Sport Chek |
| | 13. Como Taperi | 20. MEC Vancouver |

Contact for more information

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