

380 - 8250 Manitoba St, Vancouver

617 SF light industrial flex space in South Vancouver

FOR SALE

momentum

PRICE REDUCTION



Brendon Schmidt

COMMERCIAL LEAD

604.615.9349

brendon@momentuminc.com

Wells Macey

PARTNER COMMERCIAL

778.242.9405

wells@momentuminc.com



# OPPORTUNITY

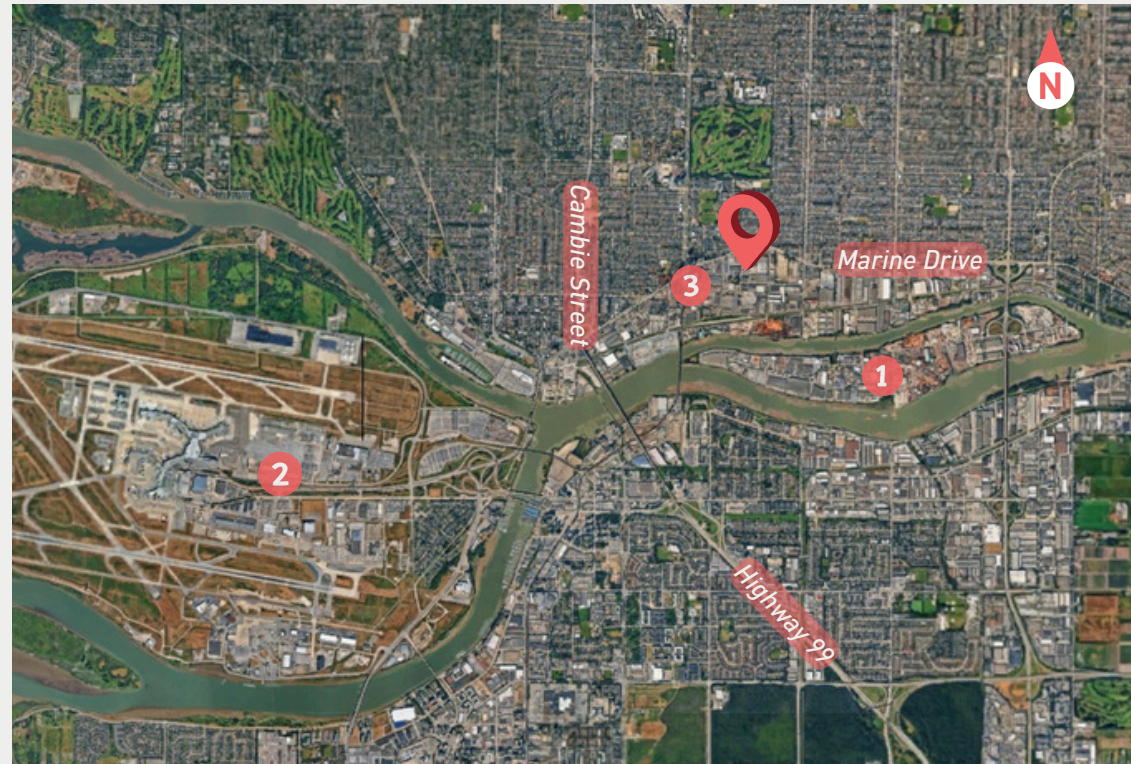
Secure a polished, small-bay workspace in Marine Landing, one of Vancouver's most recognized and accessible industrial campuses. This 617 SF light industrial unit combines the hard-to-find fundamentals: 13' ceilings, HVAC, and 3-phase power, with meaningful upgrades already completed, including finished and painted walls, upgraded lighting, and a fully sealed concrete floor for a clean, durable, ready-to-use environment.

While situated on the third floor, the unit remains highly practical: freight elevators connect directly to the ground-level loading bays, enabling efficient movement of equipment and materials without compromising on the security and separation of an upper-level workspace.

**With a building permit already issued for improvements, users and investors have a clear path to complete a tailored build-out with reduced timeline risk.**

Ideal for light manufacturing, tech-enabled production, creative studio use, assembly, warehousing support, and other clean industrial operations seeking a Vancouver location with strong connectivity and long-term desirability.

# LOCATION



- 1 Mitchell Island
- 2 Vancouver International Airport (YVR)
- 3 Marine Drive Skytrain Station (Canada Line)

## HIGHLIGHTS



100A, 3Ph (Buyer to Verify)



Central Location with Easy YVR Access



Ample Parking



Dock and Grade Loading & Freight Elevators



Build Equity with Ownership

# SALIENT DETAILS

ADDRESS 380 - 8250 Manitoba Street  
Vancouver, BC

PID 032-385-234

AREA 617 SF

ZONING I-2 (Zoning Bylaw can be  
Provided upon Request)

ASKING PRICE ~~\$459,000~~ **\$429,000**

PROPERTY TAXES \$4,135.26 (2025)

STRATA FEES \$189.00 Per Month

PARKING 1 Designated Space

CEILING 13' Ceiling Height

LOADING Dock and Grade Loading  
Oversized Freight Elevators

POWER 100A / 3Ph (Buyer to Verify)

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## CONTACT FOR MORE INFORMATION

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