

FOR SALE

THE LAZY GOURMET

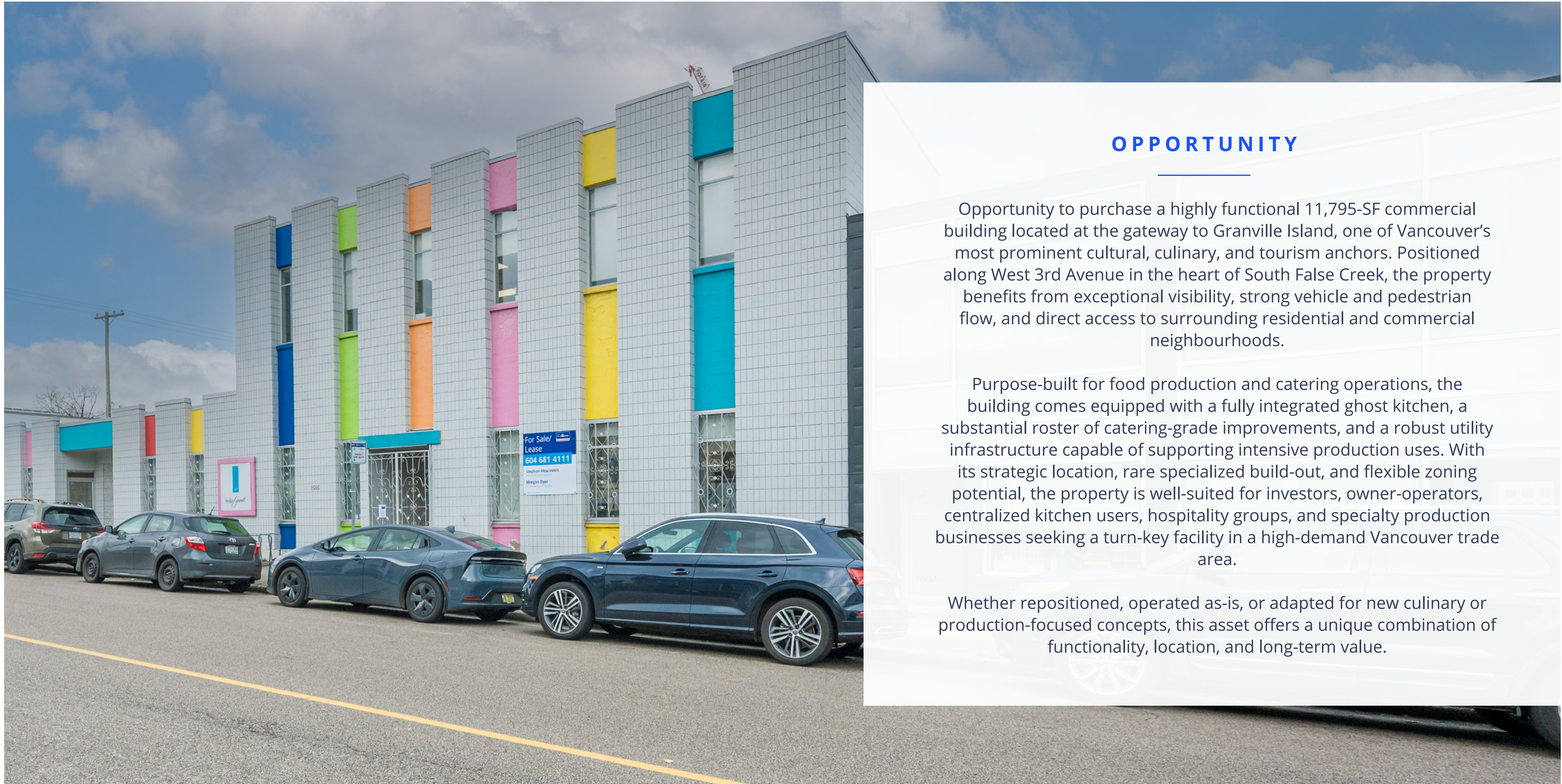
Fully Equipped Catering & Ghost Kitchen Space

1545 WEST 3RD AVENUE, VANCOUVER, BC



Colliers

OPPORTUNITY TO PURCHASE 11,795-SF OF MIXED-USE SPACE LOCATED AT THE GATEWAY TO GRANVILLE ISLAND



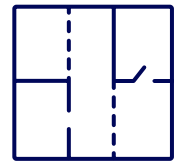
OPPORTUNITY

Opportunity to purchase a highly functional 11,795-SF commercial building located at the gateway to Granville Island, one of Vancouver's most prominent cultural, culinary, and tourism anchors. Positioned along West 3rd Avenue in the heart of South False Creek, the property benefits from exceptional visibility, strong vehicle and pedestrian flow, and direct access to surrounding residential and commercial neighbourhoods.

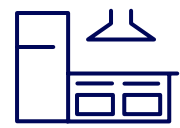
Purpose-built for food production and catering operations, the building comes equipped with a fully integrated ghost kitchen, a substantial roster of catering-grade improvements, and a robust utility infrastructure capable of supporting intensive production uses. With its strategic location, rare specialized build-out, and flexible zoning potential, the property is well-suited for investors, owner-operators, centralized kitchen users, hospitality groups, and specialty production businesses seeking a turn-key facility in a high-demand Vancouver trade area.

Whether repositioned, operated as-is, or adapted for new culinary or production-focused concepts, this asset offers a unique combination of functionality, location, and long-term value.

KEY FEATURES



11,795-SF standalone commercial building, purpose-built to accommodate food production and catering services



Turnkey ghost-kitchen infrastructure, including commercial hoods, ventilation, prep areas and food-service plumbing



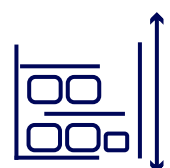
Significant existing tenant improvements, reducing capital needs for owner-operators or investors



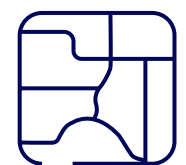
High visibility and signage potential along West 3rd Avenue, offering strong brand exposure



Secure loading and efficient back-of-house configuration



High-clearance ceilings that accommodate commercial equipment



Open-plan zones allowing for retail, production, or light hospitality uses





THE PROPERTY

PROPERTY ADDRESSES

1545 West 3rd Avenue, Vancouver, BC

PID

007-267-266

LEGAL DESCRIPTION

LOT E, BLOCK 230, DISTRICT LOT 526, PLAN 17606

AVAILABLE AREA* 11,795 SF

SITE DIMENSIONS* 100' x 118'

AVAILABILITY 60 days' notice

PURCHASE PRICE Contact listing agent

PROPERTY TAX (2025) \$128,517.00

IMPROVEMENTS Fully equipped ghost kitchen to support a catering company

ZONING IC-2 Light industrial and commercial mixed-use

SIGNAGE Potential for building signage

PARKING Surface parking stalls located at the rear of the building

DOCK LOADING 2 rear loading bays

* All measurements are estimates and should not be relied upon without independent verification.

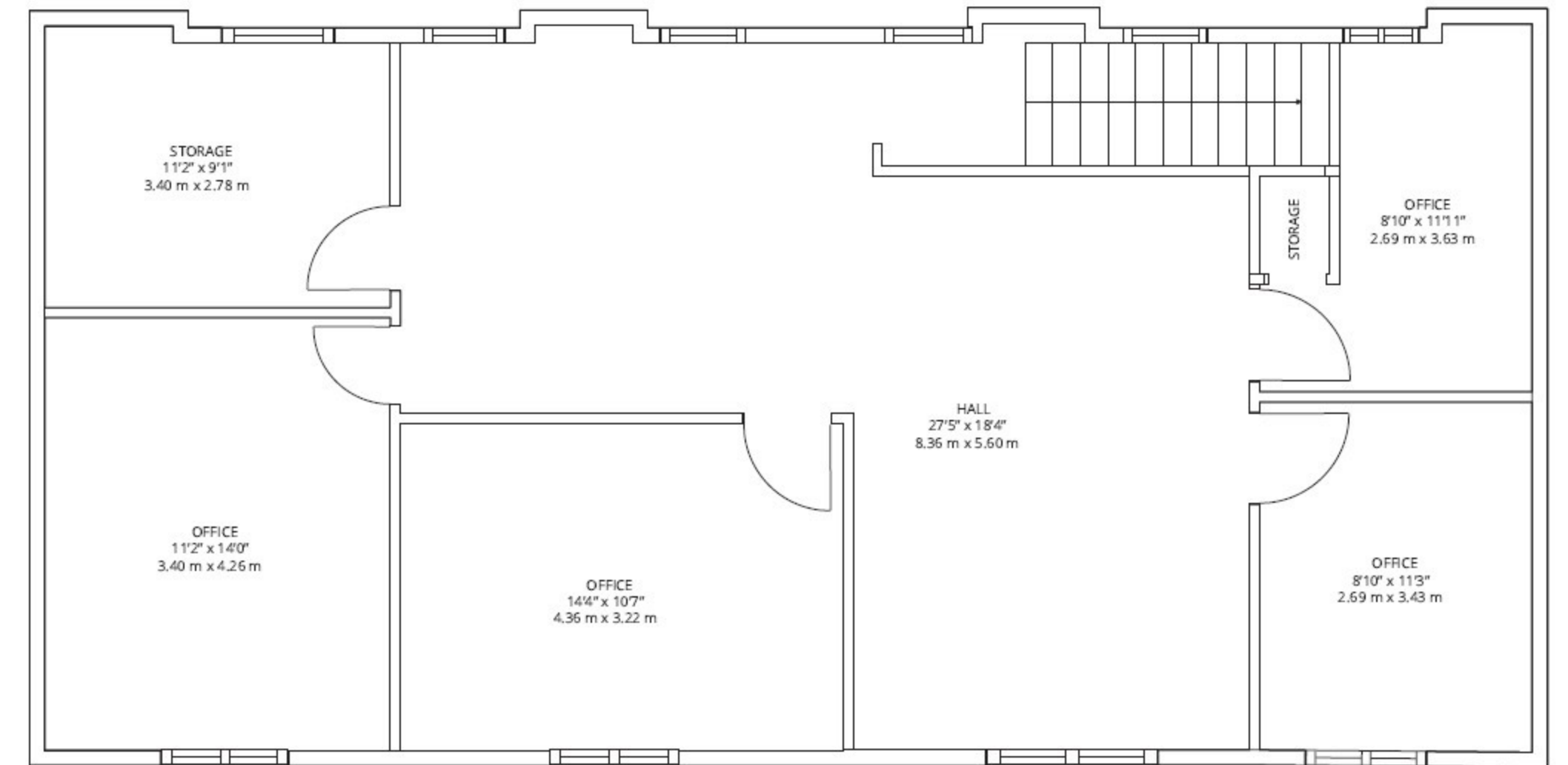


MAIN LEVEL



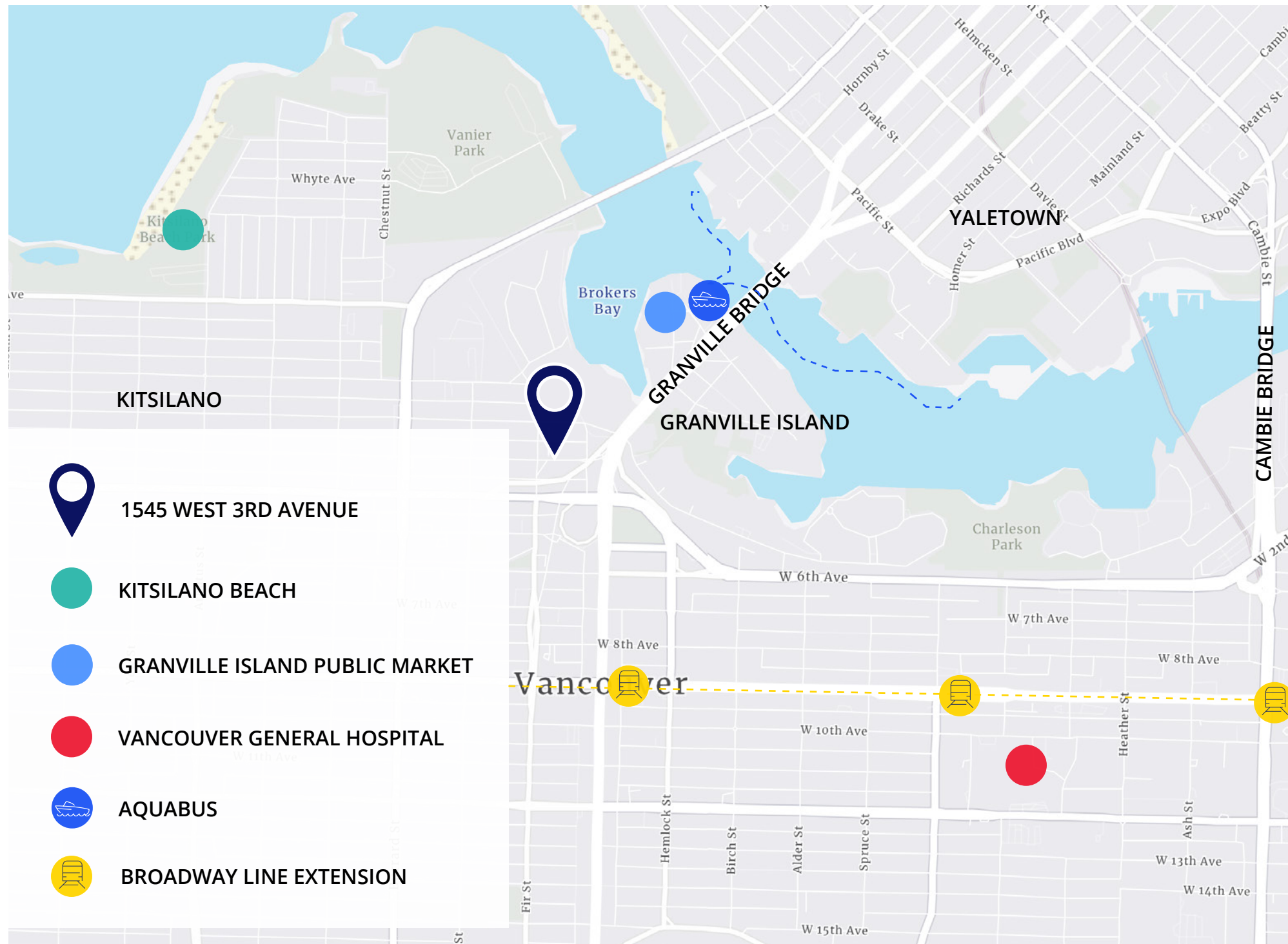
West 3rd Avenue

2ND FLOOR



West 3rd Avenue

LOCATION



1545 West 3rd Avenue is strategically located at the entrance to Granville Island, one of Vancouver’s most recognizable cultural, culinary, and tourism destinations. The property sits within the vibrant South False Creek corridor, surrounded by a mix of workshops, theatres, boutique retail, waterfront dining, and high-density residential communities.

The immediate area experiences steady year-round pedestrian and vehicle traffic, driven by Granville Island’s status as a top visitor attraction and by the growing population of nearby neighbourhoods such as Fairview, Kitsilano and Olympic Village. Excellent connectivity via major routes - including Granville Street, West 4th Avenue and Burrard Street Bridge - ensures convenient access for staff, customers and delivery logistics.

With its proximity to one of Vancouver’s most active culinary hubs and diverse customer base spanning residents, tourists, and local businesses, the location offers exceptional visibility and operational advantages for food production, hospitality, and specialty retail uses.



Accessibility Overview

99

Walk Score

79

Transit Score

90

Bike Score



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