

**For Sale**

# 656 Evans Avenue

Vancouver, BC



**OPPORTUNITY TO PURCHASE A 2,845 SF  
INDUSTRIAL UNIT IN THE FALSE CREEK FLATS AREA**

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**AVISON  
YOUNG**



## Property details

**ADDRESS**  
656 Evans Avenue, Vancouver

**LEGAL DESCRIPTION**  
Strata Lot 4 District Lot 2037 Group 1 New Westminster District Strata Plan BCS3429 PID: 027-913-198

UNIT SIZE	
Main Floor	1,637 sf
Second Floor	1,208 sf (891 sf office + 317 sf storage)
<b>Total</b>	<b>2,845 sf</b>

**ZONING**  
I-2 (General Industrial)

**CURRENT IMPROVEMENTS**  
Currently improved with food production related equipment (ie. commercial grade coolers, freezers, ovens, venting, etc.) which can be included or removed

**ASKING PRICE**  
\$1,985,000

**PROPERTY TAXES**  
\$26,154.30 (2025)











**STRATA FEES**  
\$700.95 per month (2026)

**AVAILABILITY**  
Please contact Listing Agent

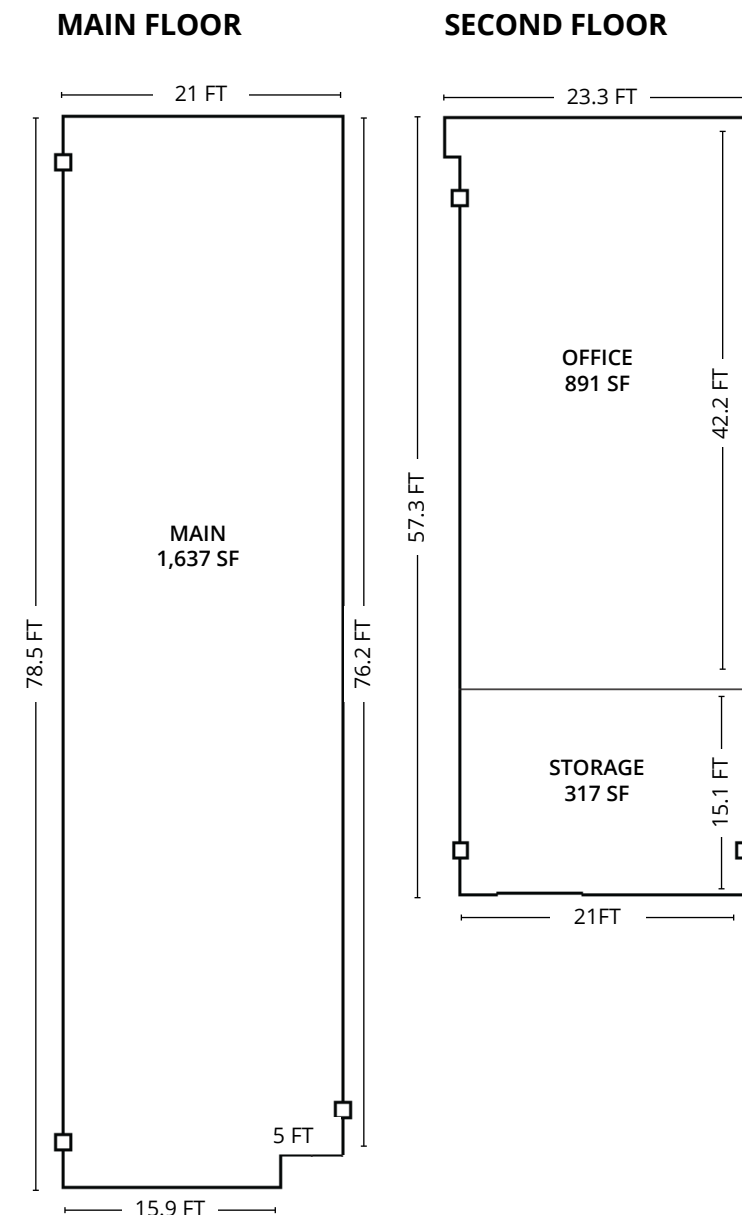
## Opportunity

Avison Young is pleased to present the opportunity to purchase a 2,845 sf industrial unit in the False Creek Flats area. The property is located in the False Creek Flats area along Evans Avenue, between Thorton Street and Begg Street, and 1-block north of Terminal Avenue. The unit is currently improved with food production related improvements (ie. commercial grade coolers and freezers, oven, venting, etc.) which can be included in the sale or removed.

## Highlights

-  Contemporary storefront and generous glazing
-  One (1) grade-level loading door (8' x 8')
-  24' clear ceiling heights in warehouse
-  HVAC throughout
-  ESFR sprinklers
-  3-phase power (225 amp, 600 volt)
-  Handicapped accessible washroom
-  Three (3) reserved parking stalls
-  Pylon signage along Evans Avenue
-  Ten minute walk to Main Street-Science World Skytrain station

## Strata plan





**RESTAURANTS**

- |                        |                             |
|------------------------|-----------------------------|
| 1. Vera's Burger Shack | 8. Earnest Ice Cream        |
| 2. 49 Parallel Cafe    | 9. Dairy Queen              |
| 3. El Caminos          | 10. Red Truck Beer          |
| 4. Subway              | 11. Browns Craffthouse      |
| 5. JJ Bean Coffee      | 12. Tacofino Ocho           |
| 6. McDonald's          | 13. Strange Fellows Brewery |
| 7. A&W Canada          |                             |



**Drive Times**

**08** minutes to  
Highway 1

**15** minutes to  
Downtown Vancouver

**15** minutes to  
Knight Street Bridge

**25** minutes to  
Richmond

**28** minutes to  
YVR

**For more information, or to book a tour, please contact:**

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