

WILLIAM | WRIGHT

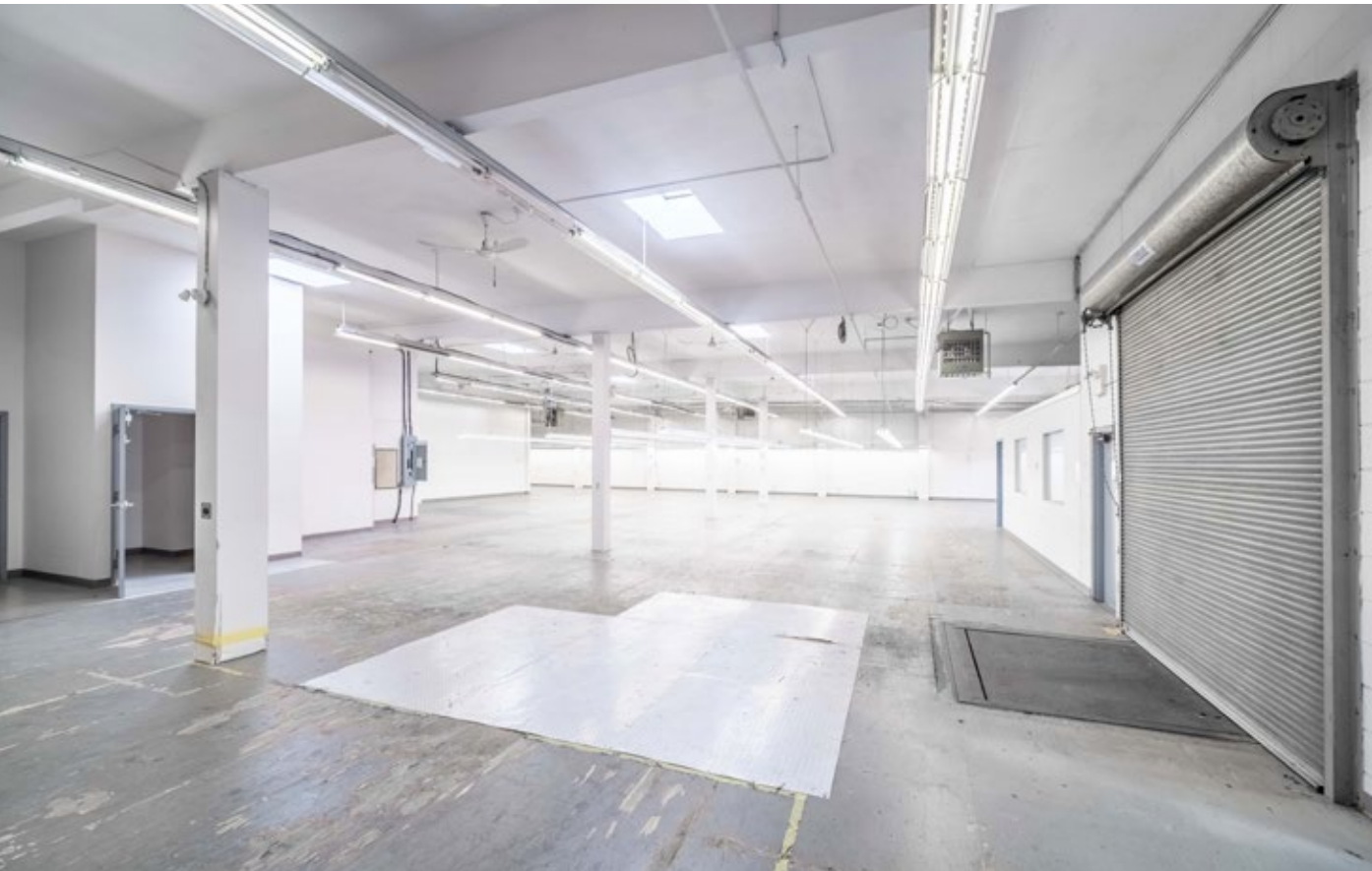
Commercial Real Estate Services

**(UNIT 120) 55 W 8TH AVENUE
VANCOUVER, B.C
FOR LEASE**



- OPEN FLOOR PLAN AREA
- DOCK LOADING
- WAREHOUSE/OFFICE MIX
- 3 PHASE ELECTRICAL SERVICE

FOR MORE INFORMATION CONTACT
DAVID HEMMINGS / david@williamwright.ca
604.428.5255



(UNIT 120) 55 W 8TH AVENUE
VANCOUVER, B.C

OVERVIEW

Centrally located in the industrial area of Mount Pleasant and minutes away from downtown Vancouver. Both the Broadway and Cambie corridors are easily accessible and offer many food services and amenities. The warehouse offers natural light, boardroom/office, lunchroom and 2 washrooms within an open floor plan. Mount Pleasant is a vibrant and desirable neighborhood that is close to the Olympic Village with notable tenants that include 33 Acres, Aperture Coffee and La Taqueria.



THE DETAILS

SIZE

+/- 6,773 SQFT

ZONING

I-1

BASIC RENT

\$15.00/FT

ADDITIONAL RENT

\$12.19/FT

I-1 ZONING

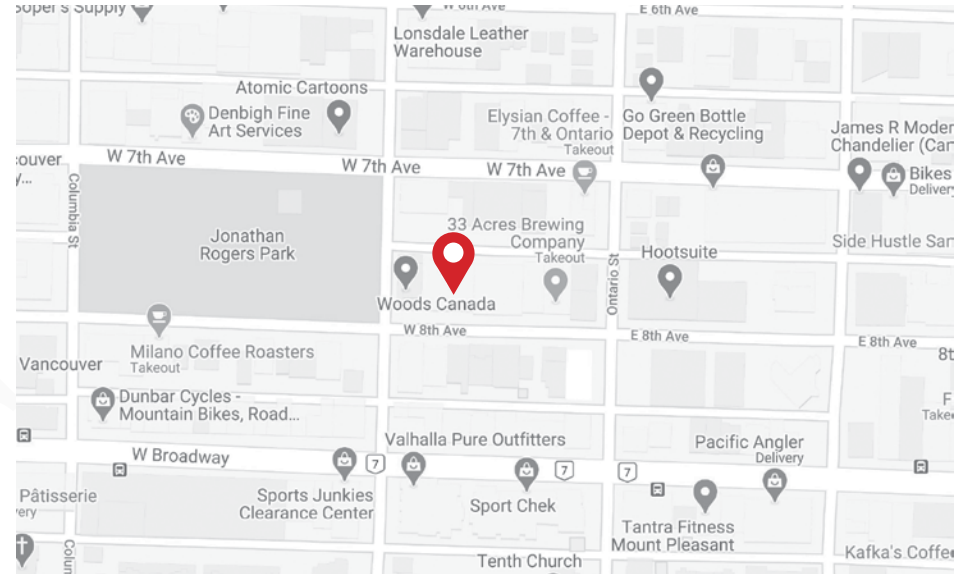
I-1 zoning allows for wide variety of light industrial uses including:

- Cold Storage or Packaging Plant.
- Storage Warehouse.
- Wholesaling - Class A.
- Catering Establishment.





REAR BUILDING



TRANSIT DETAILS

7 minute walk to the Olympic Village and 8 minute walk to the Broadway City Hall sky train station. Bike route on Ontario Street.

FOR MORE INFORMATION CONTACT

DAVID HEMMINGS / david@williamwright.ca
604.428.5255

TENANTS IN THE AREA



8TH & MAIN



SPORTCHEK



FORÊT NOIRE



ELYSIAN