



Quebec Street

East 3rd Avenue

For Sale

90 East 3rd Avenue, Vancouver

2,509 Square Foot Mount Pleasant Industrial Building with Near-Immediate Owner-User Availability

The Opportunity

Jones Lang LaSalle Real Estate Services, Inc. (“JLL”) has been retained on an exclusive bases to sell a 100% freehold interest in 90 East 3rd Avenue, Vancouver (the “Property”), a 2,509 sf industrial owner-user opportunity within the core of Mount Pleasant.

The Property sits on a 2,967 square foot parcel on the corner of East 3rd Avenue and Quebec Street. The building is fully constructed on the site encompassing 2,509 sf of office and warehouse/workshop area with one grade loading door and multiple access points. Available for near-immediate vacant possession, the Property benefits from its flexible I-1 zoning allowing for a range of manufacturing, light industrial, and office uses.

The Mount Pleasant neighbourhood of Vancouver benefits from superior transit connectivity, labour pool access, and urban amenities due to it’s location on the periphery of Vancouver’s downtown area. The Property’s specific location at the northeast corner of Mount Pleasant puts it within walking distance to numerous restaurants, breweries, café’s and multiple SkyTrain stations (Canada Line, Expo Line, and Millenium Line).



Salient Details

PID(s)	014-840-286
Legal description	Lot A, Block 18, Plan VAP1337, District Lot 200A, New Westminster Land District
Building Size	2,509 sf
Site Size	2,967 sf
Site dimensions	Approximately 42' x 70'
Year built	1967
Zoning	I-1
Property tax (2025)	\$29,511.70
Possession	Near-immediate vacant posession
Price	\$2,800,000



Investment Highlights

- 2,509 sf light industrial building with grade loading and a mix of warehouse/office area
- Amenitized location in close proximity to multiple SkyTrain stations, restaurants, and services
- Near-immediate possession available for owner-user investors seeking a location in Vancouver’s most urban light industrial node
- Highly visible 2,967 sf corner parcel on the corner of Quebec Street and East 3rd Avenue, in Mount Pleasant's northeast quarter



Current Zoning (I-1 Industrial)

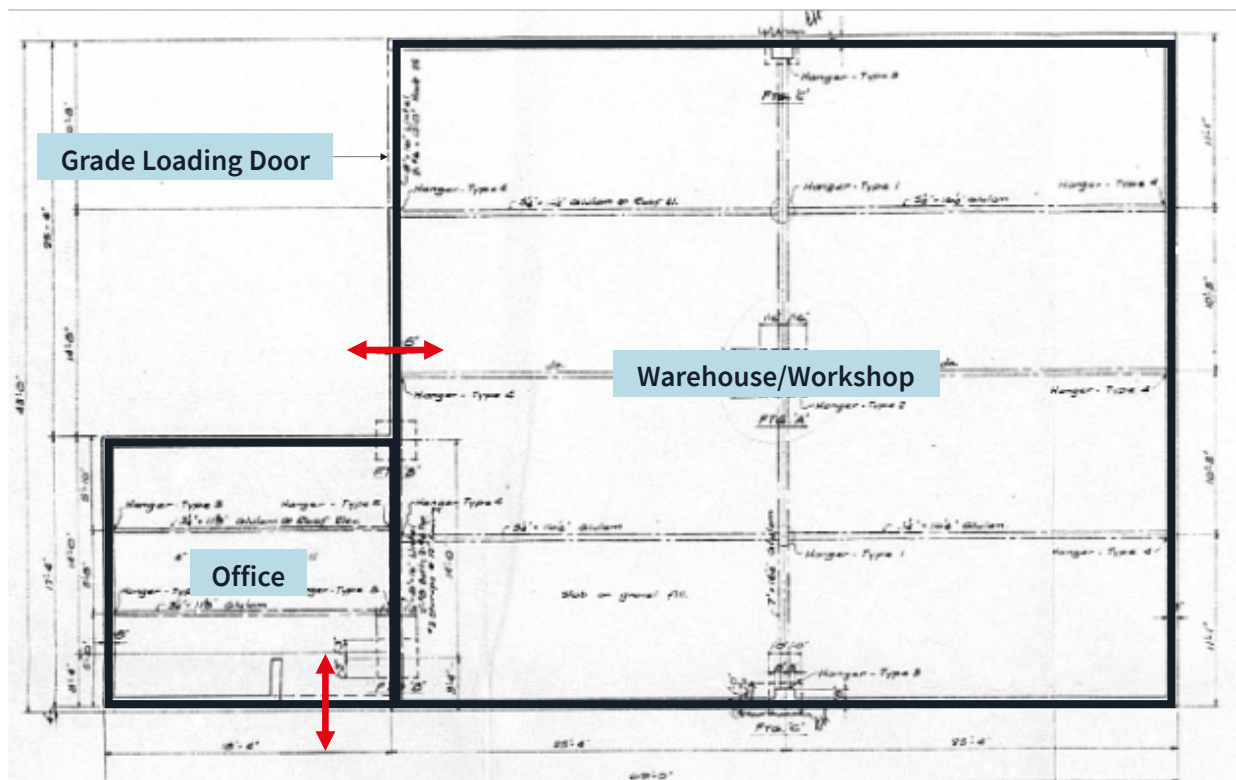
Intent

The primary intent of this schedule is to permit light industrial uses, including advanced technology industry and industry with a significant amount of research and development activity, that are generally compatible with one another and with adjoining residential or commercial districts. Commercial uses, including office and retail uses, which are compatible with or complementary to light industrial uses, are also permitted.

Permitted Uses (Summarized)

- Public authority use
- Brewery or distillery
- Manufacturing uses
- General office
- Motor vehicle repair
- Print shop
- Work shop
- Storage warehouse
- Laboratory
- Laundromat
- School
- Recycling depot

Building Plans



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