

FOR SALE

333 CLARK DRIVE

Approved Commissary Kitchen Conversion – Immediate Execution Opportunity



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OVERVIEW

333 Clark Drive sits prominently on the corner of Clark Drive and Franklin Street, in the trendy neighbourhood of Strathcona. The site is improved with a 2,600 SF (approx.) industrial building, consisting of concrete block, and features two grade level loading doors, high ceilings, one washroom, parking at the rear and more.

The subject property is located on the South West corner of Clark Drive and Franklin Street in the heart of trendy Strathcona, just minutes from downtown Vancouver and adjacent to Raintown, Chinatown and Gastown. The area has recently seen rapid growth in commercial and residential development and features an excellent mix of amenities nearby. The property features notable neighbours including Strathcona Beer Company, Les Amis Du Fromage, The Garden Strathcona Café, Hype Chocolate Co., Wilet, and Prototype Coffee. Just one block to the east, the Strathcona Village development by Wall Financial has added 350 new homes and over 60,000 SF of commercial space to the immediate area. This location is strategically poised for exceptional continued growth and massive transition with a huge influx of new businesses and residents occurring now.

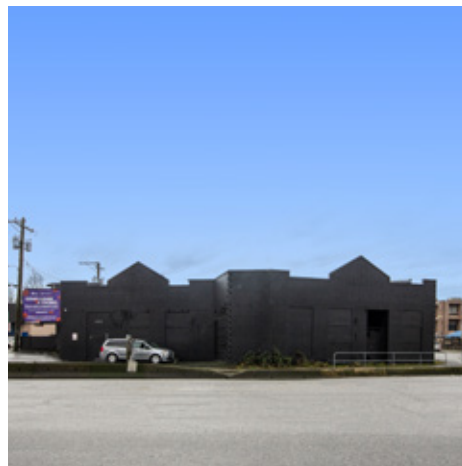
This is an ideal opportunity for investors, developers and owner-users alike.



COMMISSARY KITCHEN OPPORTUNITY

The current ownership has advanced plans for a commissary kitchen conversion, presenting a rare opportunity for a purchaser to bypass initial planning and accelerate execution. The continued growth of delivery-based food platforms and centralized production models has driven increasing demand for well-located commissary kitchen facilities in Vancouver.

- Approved concept for commissary / shared kitchen use
- Ideal for food production, delivery-based brands, and multi-concept operators
- Aligns with strong demand from ghost kitchens, catering groups, and scaling F&B operators
- Existing industrial improvements (grade loading, ceiling heights, layout) support efficient conversion
- Opportunity to significantly enhance value through specialized use
- Ideal opportunity for Food Production Operators, Ghost Kitchen/Delivery Groups, Catering Companies, Specialty Food Manufacturers & Multi-brand restaurants groups



PROPOSED COMMISSARY KITCHEN FLOORPLAN²



SALIENT FACTS

Civic Address

333 Clark Drive, Vancouver BC

Legal Description

LT E, BLK A, PL VAP19655, DL182, NWLD, EP 16590, OF LOT 7

Lot Size¹

4,085 SF (Approx.)

Zoning

M-2 Industrial

Building Size¹

2,600 SF (Approx.)

PID

006-754-040

Property Tax

\$27,936.70 (2025)

Asking Price

\$2,699,000.00

¹All sizes are approximate and subject to verification.
²Floor plan may not be 100% accurate and is subject to verification.

THE AREA



Downtown Vancouver

Gastown

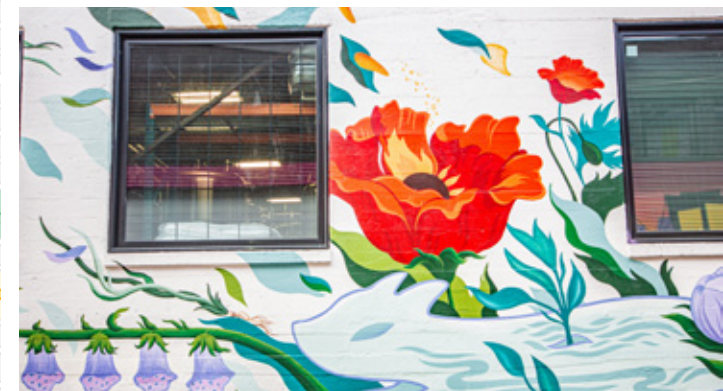
Chinatown

Railtown

New St. Paul's Hospital & Health Campus

Prior Place Development

Downtown Vancouver
10 minute drive



DINING

1. Axum Restaurant
2. Pink Pearl
3. Yolks
4. Aleph Eatery
5. Liquids + Solids
6. Takenaka
7. Khoe
8. Pepino's Spaghetti House
9. Vancouver Urban Winery

BREWERIES & CASUAL FARE

10. Container Brewing Ltd.
11. Callister Brewing Co.
12. Superflux Beer Company
13. Earnest Ice Cream
14. Prototype Coffee
15. The Garden Strathcona
16. Powell Brewery
17. La Luce Cafe
18. Parallel 49 Brewing Co.

AMENITIES

19. Avelyn Florist & Event Stylist
20. Moonlight Natural Pet Store
21. Les Amis du Fromage
22. The Gourmet Warehouse
23. NOFRILLS
24. Dollarama
25. Studio Fundamentals
26. Kickstart Entertainment
27. Lordco Auto Parts

TRANSIT SCORE

WALK SCORE



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TRANSIT SCORE



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BIKE SCORE



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