

For Sale

CBRE



# 1930 Powell Street

Vancouver, BC

For More Information Contact:

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4,964 SF High-Exposure  
Freestanding Building  
Located in the Heart of East  
Vancouver

# Executive Summary

CBRE Limited is pleased to offer the opportunity to acquire a freestanding, centrally located building in East Vancouver. Situated mid-block along Powell Street between Victoria and Semlin Drive, the property benefits from excellent exposure and prominent signage visibility to consistently high traffic volumes. This offering is well suited for owner-users or investors seeking a property with future development potential and long-term growth upside.

Asking Price  
**\$3,295,000**



# Property Details

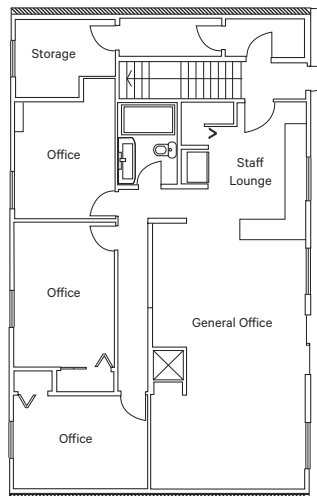
Building Size	
<b>Upper Level</b>	<b>1,478 SF</b>
<b>Lower Level</b>	<b>3,486 SF</b>
<b>Total</b>	<b>4,964 SF</b>

Site Size  
**6,039 SF (49.5 ft. by 122 ft.)**

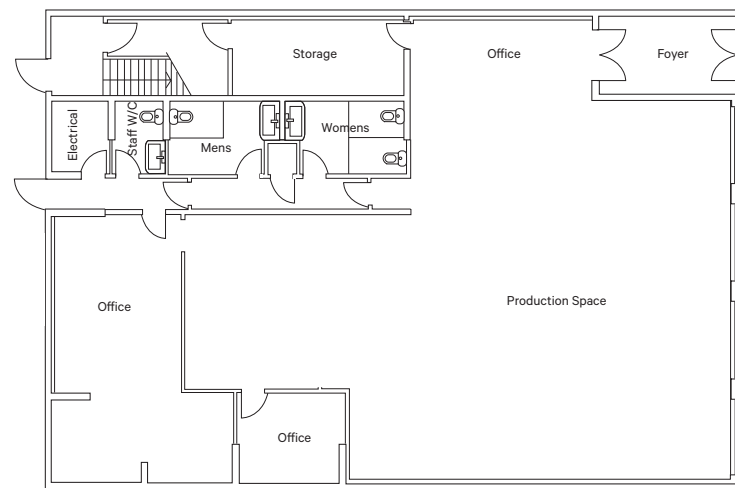
Property Taxes (2025)  
**\$42,021.90**

PID  
**001-854-286**

[Click Here To View Floor Plans](#)



Rooftop



# Property Features



**High-Exposure Freestanding Building**



**Functional Two-Level Layout**

+ Improved 1,478 SF of upper-level office space and 3,486 SF of lower-level production/warehouse space



**Flexible Light Industrial I-2 Zoning**

+ I-2 zoning supports a wide range of industrial, service, and creative uses



**Convenient On-Site Parking & Storage**

+ Seven (7) on-site parking stalls, gated and secured storage/parking areas



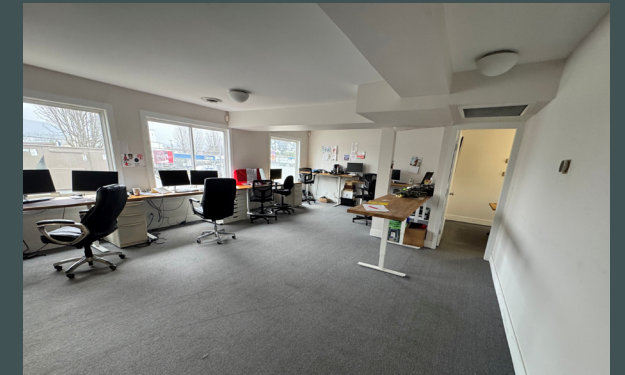
**Vacant Possession Opportunity**

+ Offered with vacant possession, allowing immediate occupancy



**Future Development & Density Upside**

+ Floor space ratio of 3.0 permits approximately 18,117 SF of buildable area, presenting redevelopment or expansion potential



### Drive Time

<b>10 Mins</b> Highway 1	<b>13 Mins</b> Downtown	<b>15 Mins</b> North Vancouver	<b>20 Mins</b> Highway 99	<b>40 Mins</b> YVR Airport	<b>45 Mins</b> Highway 15	<b>60 Mins</b> US Canada Border
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## Contact Agents

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# CBRE

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