

FOR SALE OR LEASE

Beedie/



CUSHMAN &
WAKEFIELD



3608 CHARLES STREET VANCOUVER, BC

10,500 SF BUILDING ON 2.02 ACRES

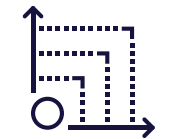
OPPORTUNITY

Cushman & Wakefield is pleased to present to the market the unique opportunity to acquire a well maintained, strategically located industrial asset with excess land for building expansion, redevelopment, or yard storage in the heart of East Vancouver.



PROPERTY HIGHLIGHTS

- 

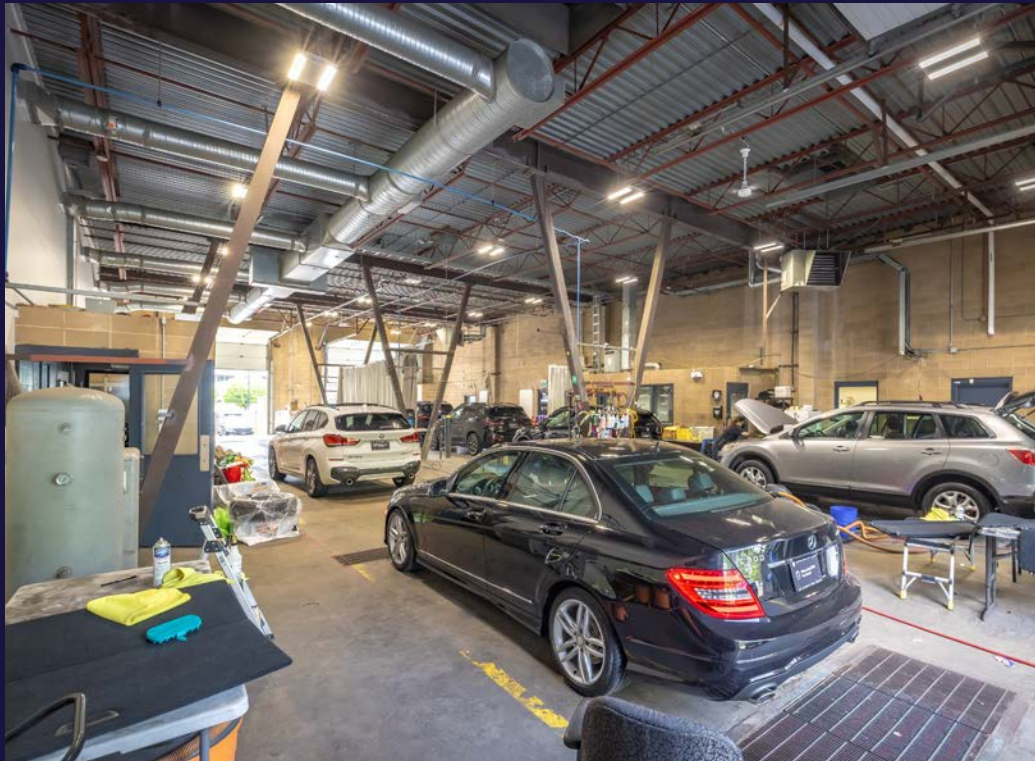
Previous Aircare site now being used as automotive dealership overflow yard and detailing shop, ideally configured for automotive-related uses
- 

2.02 acres with I-2 zoning allows redevelopment up to 3.0 FSR
- 

Fully paved, fenced, and secure site for parking or yard storage
- 

Vacant possession provides exceptional opportunity for owner-occupiers
- 

Property is in close proximity to Boundary Road and 1st Avenue, providing quick access to the Trans-Canada Highway and Downtown Vancouver.



PROPERTY FEATURES

- 8 oversize grade-level loading doors (12’w x 14’h) with 4 drive-through bays
- 400 amp, 3-phase power
- Fully paved site, accommodating parking for approximately 145 vehicles
- Includes one (1) bay configured as a car wash
- Three (3) additional bays utilized for vehicle detailing
- Air exchange system and floor drains
- Multiple washrooms and changeroom facilities

SALIENT DETAILS

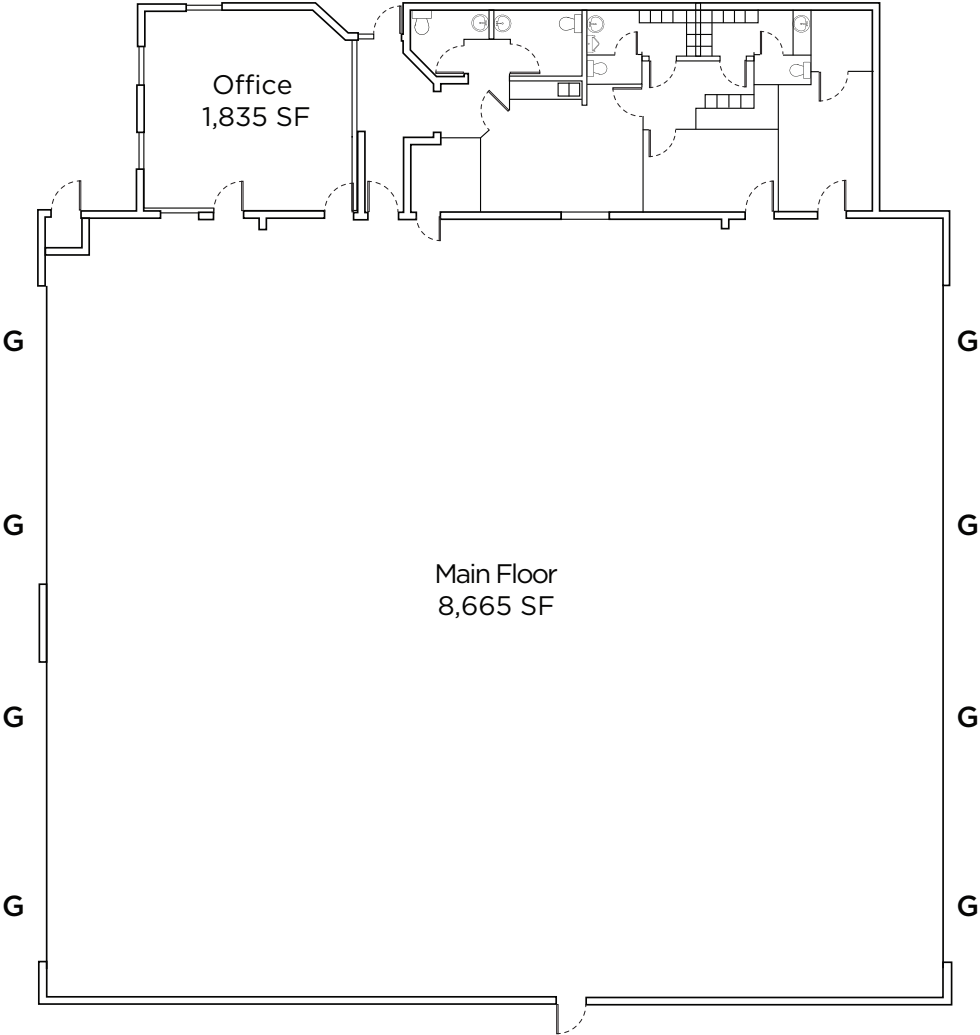
Address	3608 Charles Street, Vancouver, BC		
PID	017-730-031		
Legal Description	Lot 1, Block 113, Plan LMP3852, District Lot THSL, Section 28 THSL, New Westminster Land District		
Zoning	I-2 Industrial		
Lot Size	2.02 Acres		
Building Size	Main Floor Shop/Warehouse	8,665 SF	
	Main Floor Office	1,835 SF	
	Total Available Area	10,500 SF	
Gross Taxes	\$197,927 (2025)		
Availability	Immediate		
Lease Rate/ Sale Price	Contact Listing Agents		
Additional Rent	Contact Listing Agents		



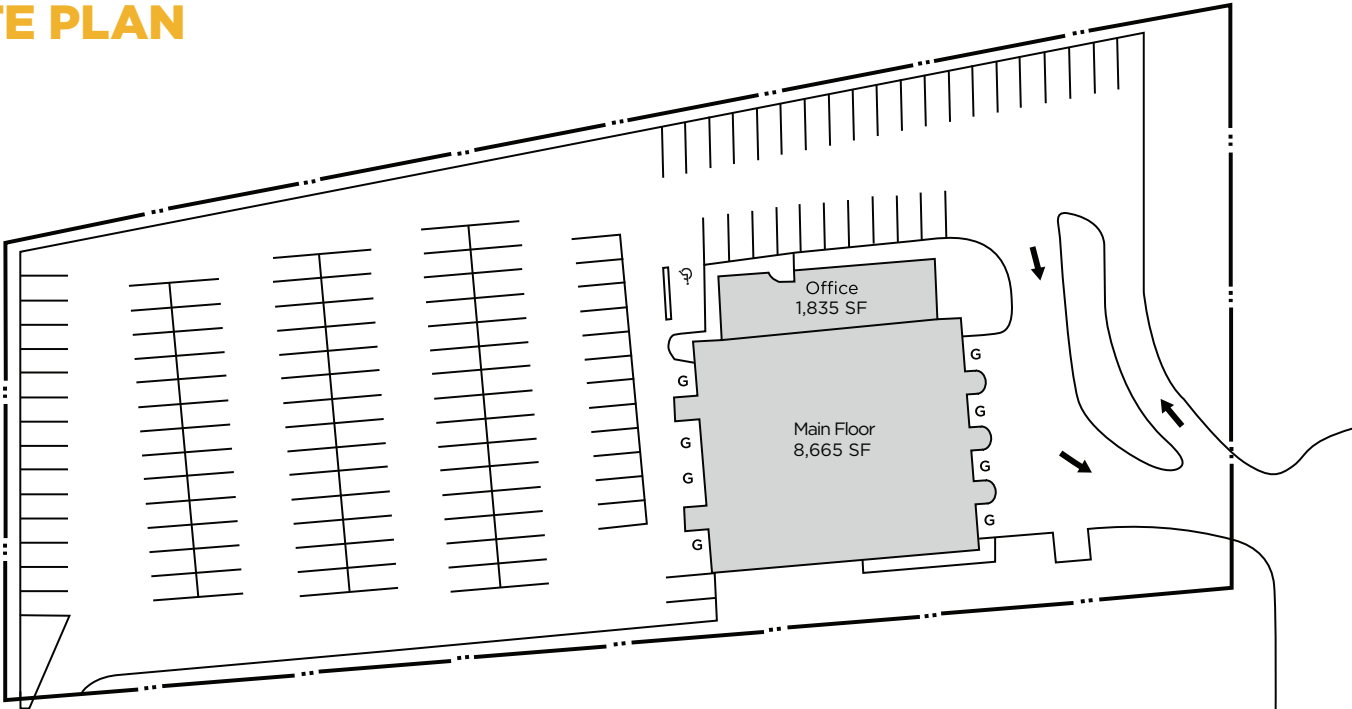
OFFERING PROCESS

Contact listing agents. Data room available upon execution of a confidentiality agreement.

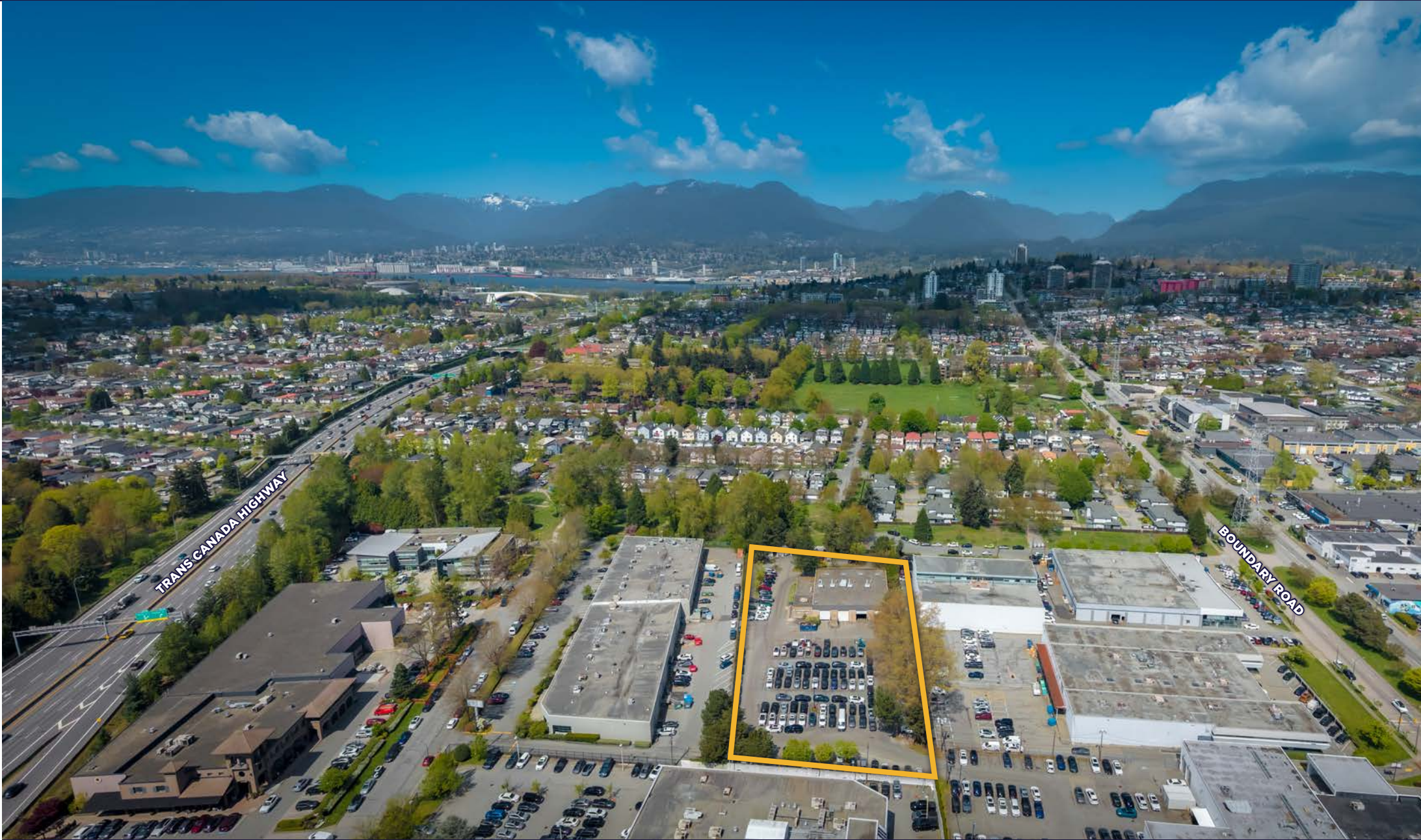
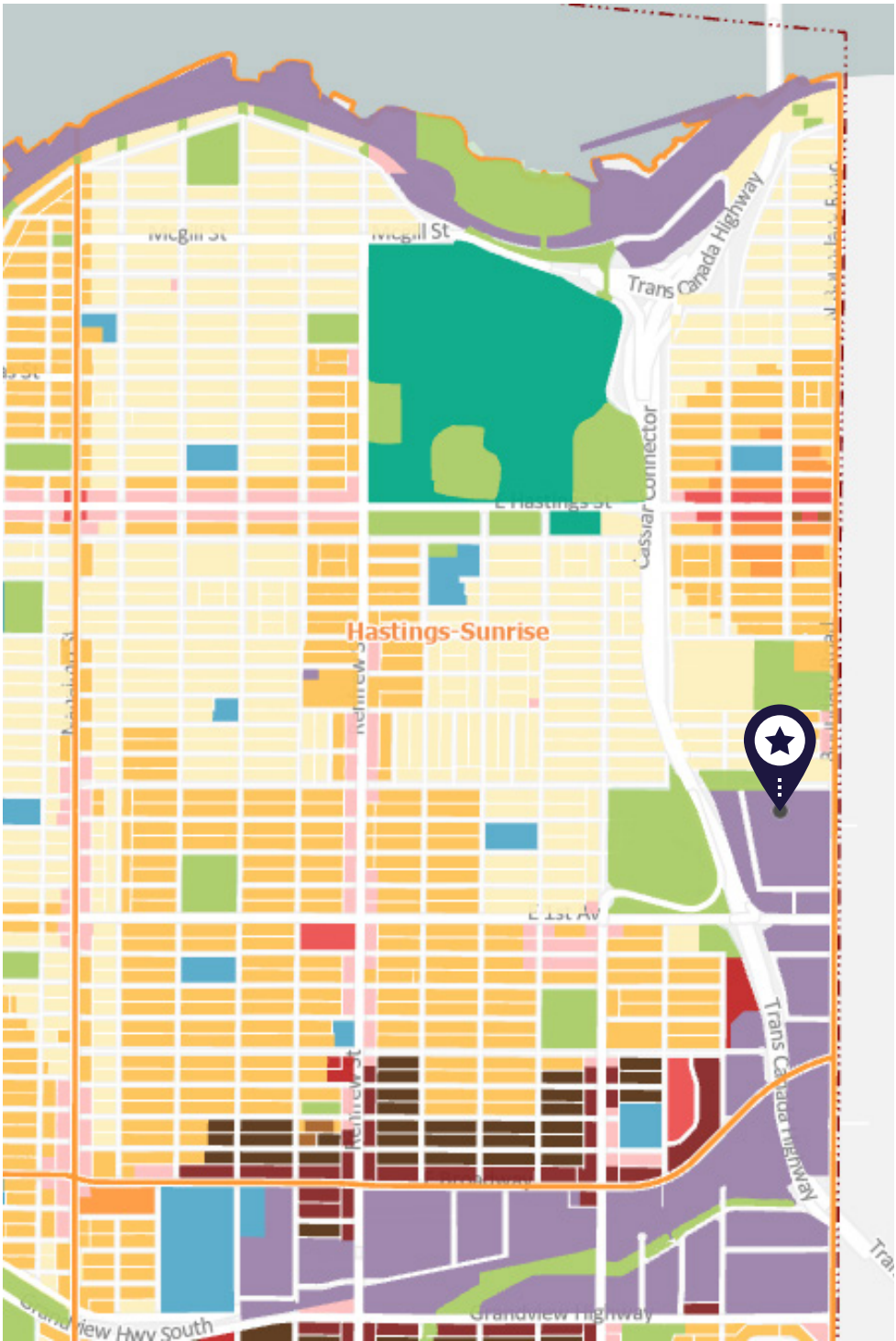
FLOOR PLAN



SITE PLAN



ZONING MAP



REDEVELOPMENT OPPORTUNITY

The property is located in Vancouver's Hastings-Sunrise neighbourhood with a maximum floor area ratio (FAR) of 3.0, allowing for redevelopment of up to 263,973 sf for manufacturing, service (i.e. laboratory, vehicle repair, production studios), transportation, storage (including self-storage facilities), utility, and wholesale uses. Refer to the City of Vancouver's I-2 zoning bylaw or contact listing agents for more information.

LOCATION

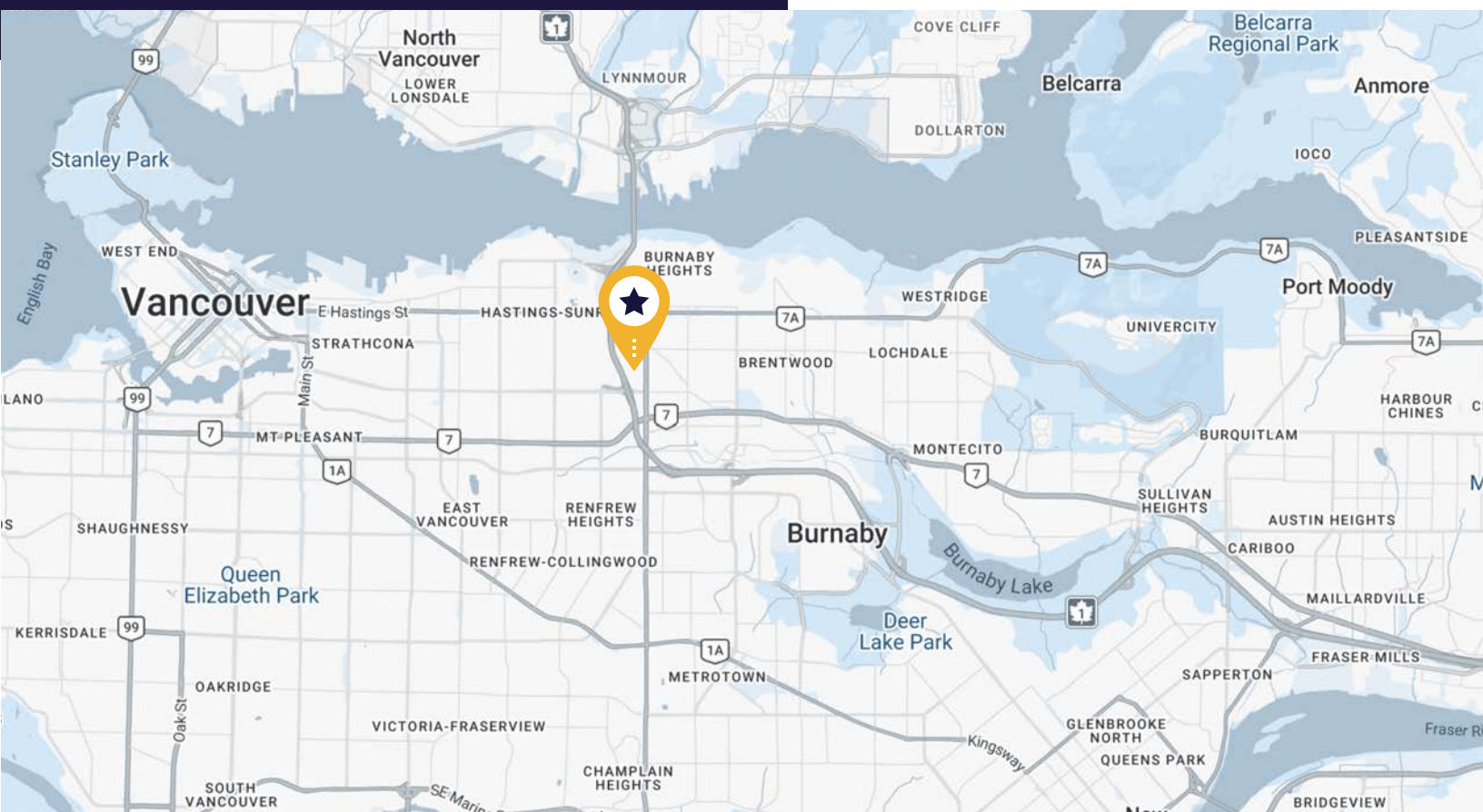
Located in East Vancouver's established industrial node, 3608 Charles Street offers unparalleled connectivity and accessibility, and is strategically positioned in a high-growth industrial hub.

The location is an ideal choice for businesses seeking optimal logistics and operational efficiency, benefitting from a robust labor pool and 3 minutes from the Trans-Canada Highway which connects easily to all areas of the Lower Mainland, Fraser Valley, and the U.S. border.



DRIVE TIMES

Trans-Canada Highway	3 Minutes
Port of Vancouver	15 Minutes
Fraser Highway	20 Minutes
YVR International Airport	20 Minutes
US Border	45 Minutes



Sean Ungemach

Personal Real Estate Corporation
Executive Vice Chair
+1 604 640 5923
sean.ungemach@cushwake.com

Karly MacRae

Senior Associate
+1 604 640 5872
karly.macrae@cushwake.com

Adam Ungemach

Associate
+1 604 608 5921
adam.ungemach@cushwake.com



CUSHMAN & WAKEFIELD

Suite 1200 - 700 West Georgia Street / PO Box 10023, Pacific Centre / Vancouver, BC V7Y 1A1 / +1 604 683 3111 / cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-203579_V7