

FOR SALE

236 East 1st Avenue, Vancouver, BC

CREATIVE INDUSTRIAL SPACE IN FALSE CREEK



Jason Lai
PERSONAL REAL ESTATE CORPORATION

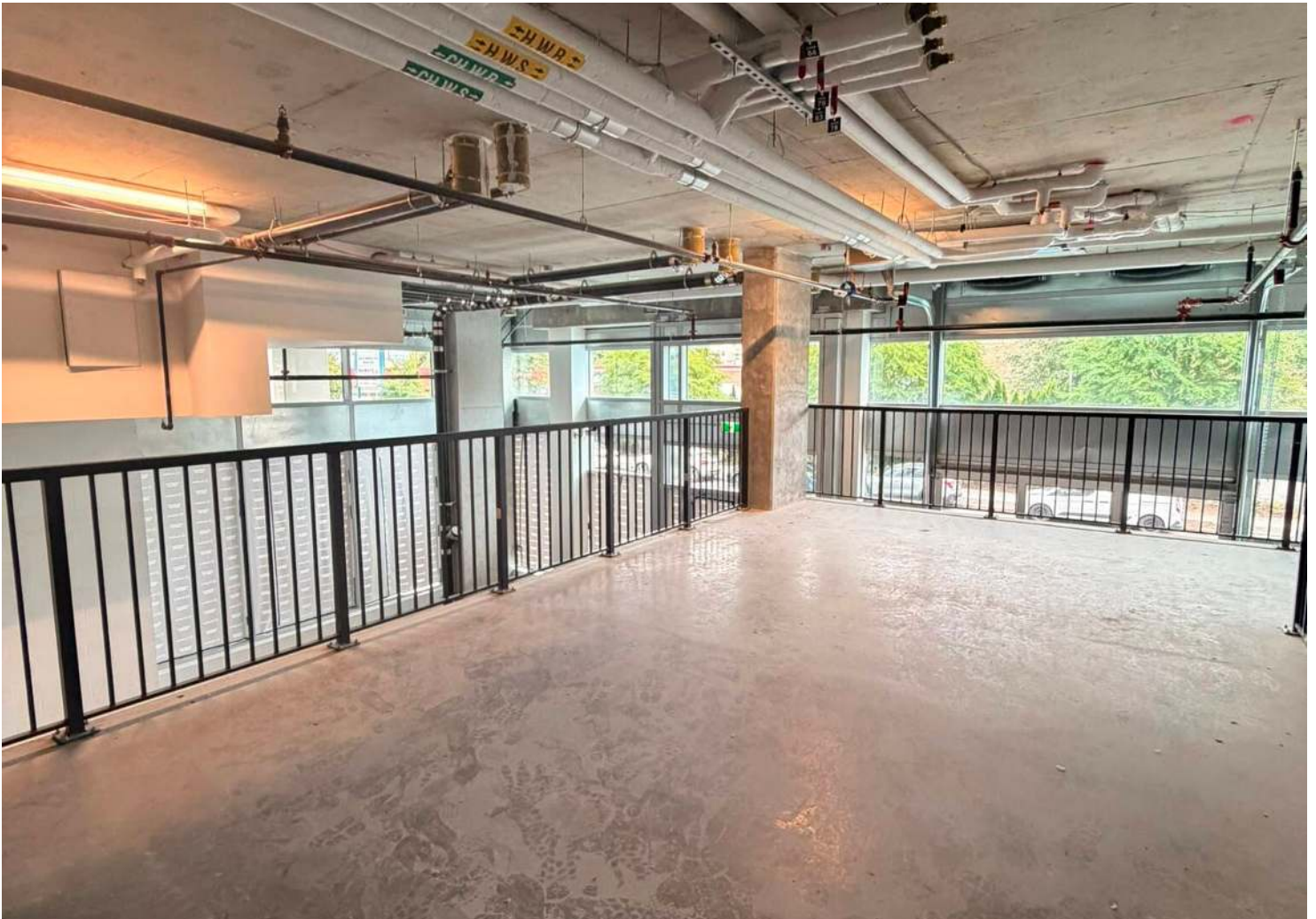
778.996.1788

Amber Wang
PERSONAL REAL ESTATE CORPORATION

604.723.1071

rennie

property highlights



PROPERTY HIGHLIGHTS

- Brand-new industrial strata unit in Vancouver's False Creek Flats
- One (1) 8' x 10' grade-level overhead loading door
- 13'–20' clear ceiling heights
- 3-phase, 120/208V power
- Three (3) secured underground parking stalls
- Central Vancouver location with convenient access to Downtown, Main Street and Terminal Avenue
- Walking distance to Main Street–Science World Station and the future Great Northern Way–Emily Carr Station

PROPERTY SIZE

2,290 SF
(Ground floor area: 1,600 SF)
(Mezzanine area: 690 SF)

ZONING

FC-2 (False Creek Flats Mixed-Use District)

YEAR BUILT

2025

PROPERTY TAXES(2026)

\$23,612.80

STRATA FEES

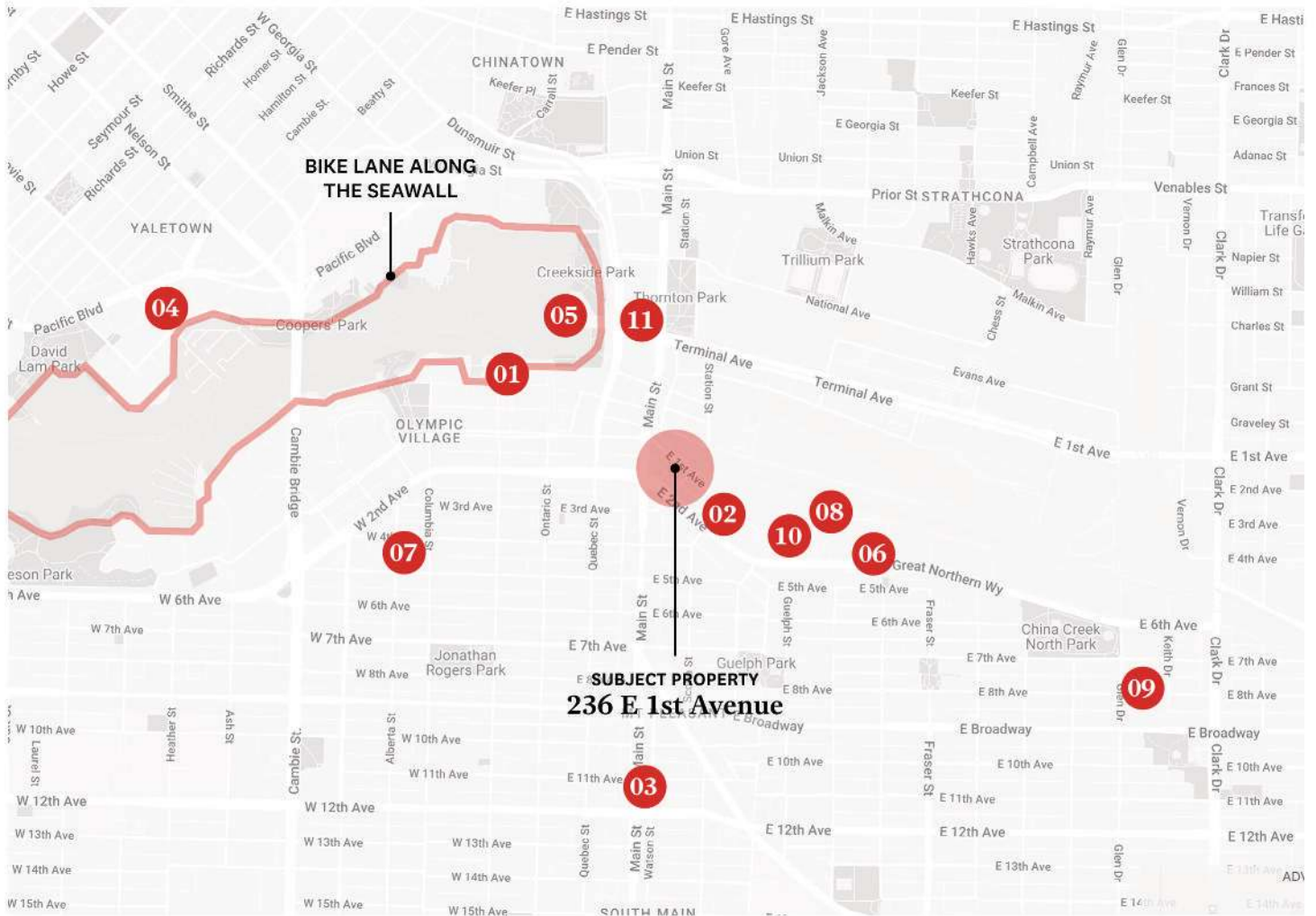
\$1800/month

ASKING PRICE

\$1,750,000



area map



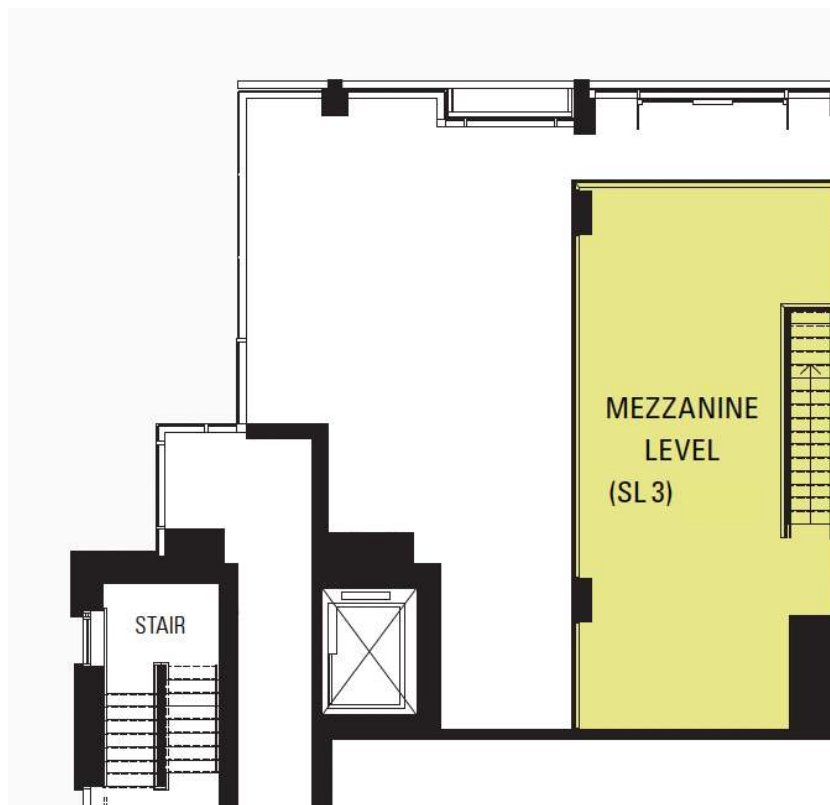
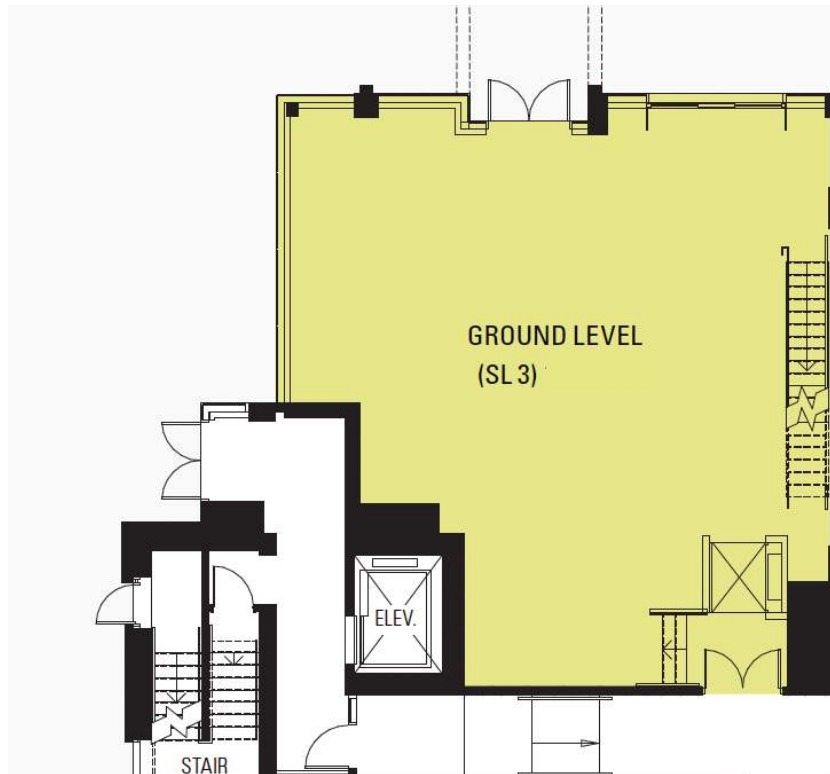
WALK SCORE

 96/100 Walker's Paradise Daily errands do not require a car.	 97/100 Rider's Paradise World-class public transportation.	 95/100 Biker's Paradise Daily errands can be accomplished on a bike.
--	--	---

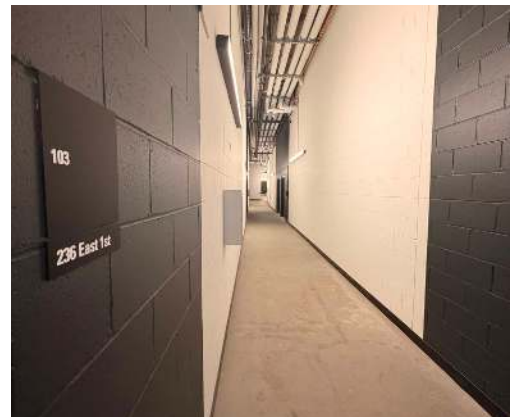
NEARBY AMENITIES

- | | | |
|------------------|--|---------------------------------------|
| 1. Tap & Barrel | 5. Science World | 9. Vancouver Community College |
| 2. Gallery Jones | 6. Samsung Office & Nemesis Coffee | 10. Future Great Northern Way Station |
| 3. Sing Sing | 7. Relic/Sega Office | 11. Main Street Science World Station |
| 4. Urban Fare | 8. Emily Carr University of Art + Design | |

site plan



property pictures



Jason Lai

PERSONAL REAL ESTATE CORPORATION

778.996.1788

jlai@rennie.com

rennie.com/jasonlai

Amber Wang

PERSONAL REAL ESTATE CORPORATION

604.723.1071

awang@rennie.com

rennie.com/amberwang

**rennie & associates
realty ltd.**

110-1650 West 1st Ave
Vancouver, BC V6J 1G1

604.682.2088

rennie.com

INDEPENDENT ADVISORS OF RENNIE AND ASSOCIATES REALTY LTD. THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF AN EXISTING AGREEMENT(S). E.& O.E

rennie