



IRONWORKS

# FOR SALE

309 - 1930 PANDORA STREET | VANCOUVER | BC

Fully improved LOFT office with ocean and mountain views in acclaimed Ironworks.





## LOCATION

Ironworks is ideally located in East Vancouver's rapidly developing Port Town neighborhood. Considered one of the fastest growing neighborhoods in Vancouver, this historically industrial district has seen an influx of young families and working professionals seeking a more affordable area to live, work, and play. With a growing number of surrounding retail amenities including breweries, restaurants, and shops, Ironworks features the perfect location for your business.



### UNIT SIZE

Mezzanine **968 SF**  
Main Floor Mezzanine **2,277 SF**

**Total\*** **3,245 SF**

\*approximate

### PURCHASE PRICE

Please contact listing agent

### AVAILABILITY

April 1, 2025

### STRATA FEES

**\$1,190.00** per month

### PROPERTY TAXES (2024)

**\$32,121.00**



# PROPERTY FEATURES



Stunning water and mountain views



Floor-to-ceiling glass north and south



Second floor unit with deck space



24' lofted ceilings



Bike Storage



End-of-trip facilities



Passenger and freight elevators



Six (6) reserved stalls  
Secured underground parking



Electric car charging stations



Interior Design by

**DIALOG**

Build Out by

**FUSION PROJECTS**



BIRD'S EYE VIEW





**IRONWORKS**

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