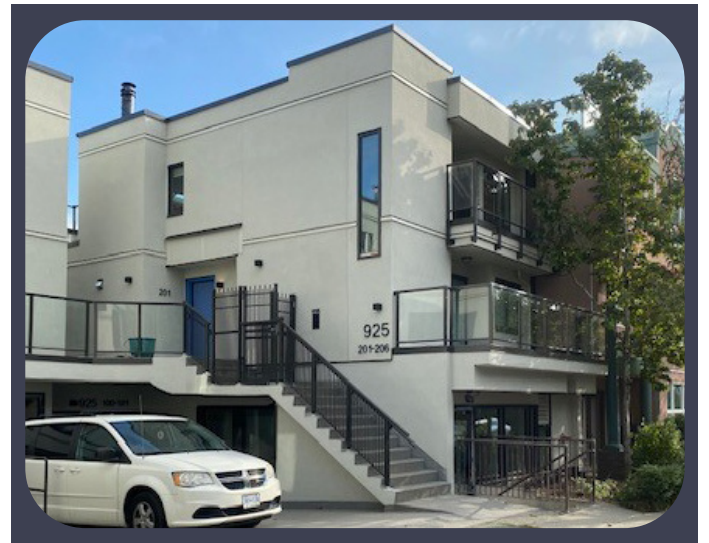


For Sale

Suite #101

925 West 8th Avenue
Vancouver, BC



Fairview Slopes Office Premises

CBRE

For Sale

Suite #101, 925 West 8th Avenue, Vancouver, BC



The Opportunity

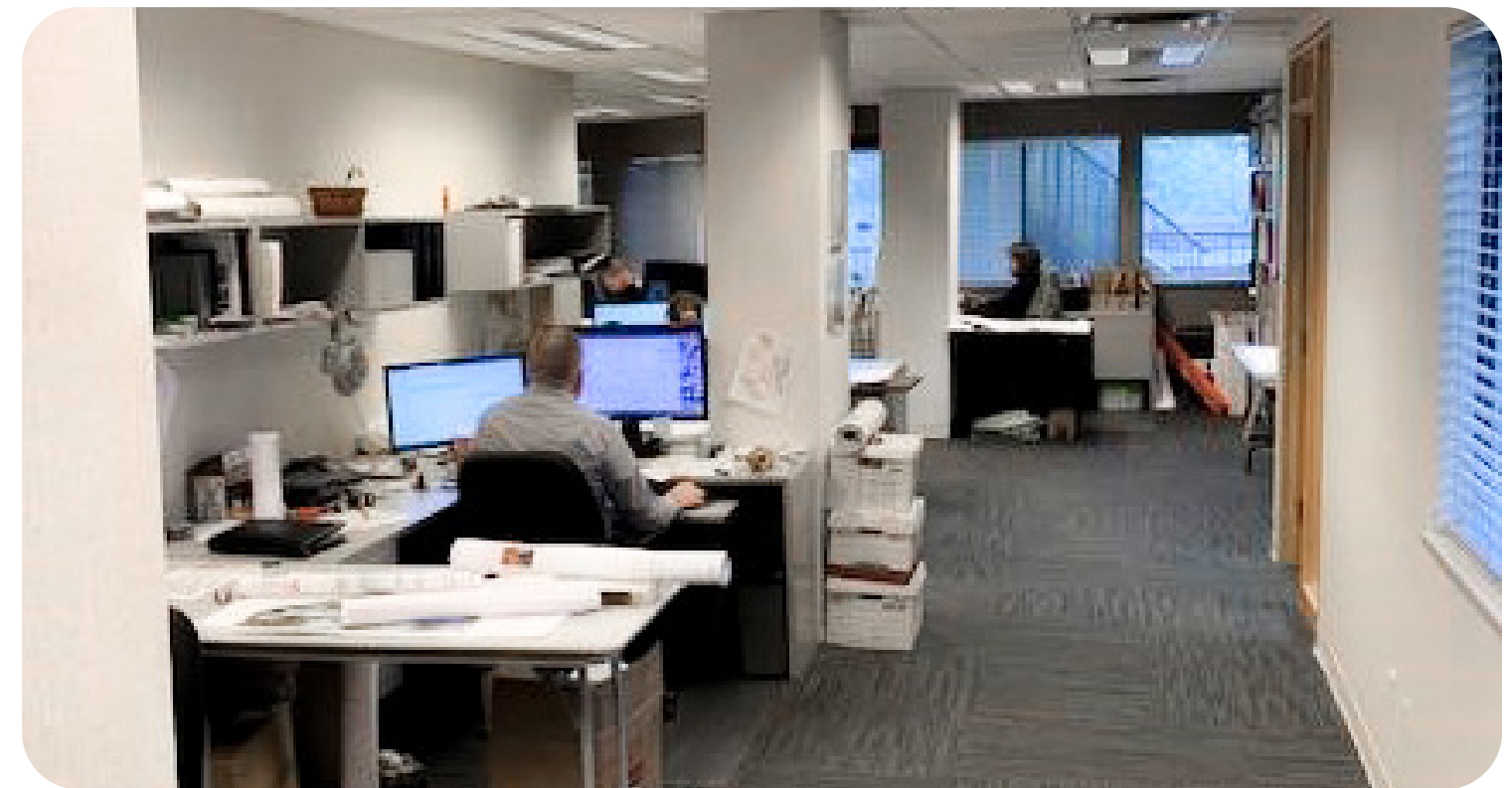
CBRE Limited is pleased to present an opportunity to purchase a ground level, fully improved, strata office premises in ideal condition. Located in the "heart" of the Broadway Corridor, one block from the future Laurel Street rapid transit station, this unit represents a superior long term investment for an owner/user or an investor.

The Property

The entire property including Suite 101 has been completely upgraded and "rain screened".

Improvements include new air-conditioning, new double paned windows, upgrading of outside decks, and repainting of the entire façade of the building.

Premises currently demised into two separate contiguous units, with mailing addresses of 923 West 8th Avenue and #101 - 925 West 8th Avenue (see floor plan).



Property Details

Legal Description

Strata Lot 2, Plan VAS657, DL 526, New Westminster Land District, Undivided 2521/12046 share in common property therein together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 or V, as appropriate.

PID

005-607-892

Parking

5 designated parking stalls in gated garage

Year Built

Circa 1980

Storage

Located in the parking area

Current Zoning

FM-1

Strata Fees

\$1,226.90 per month (2025)

Approved Use

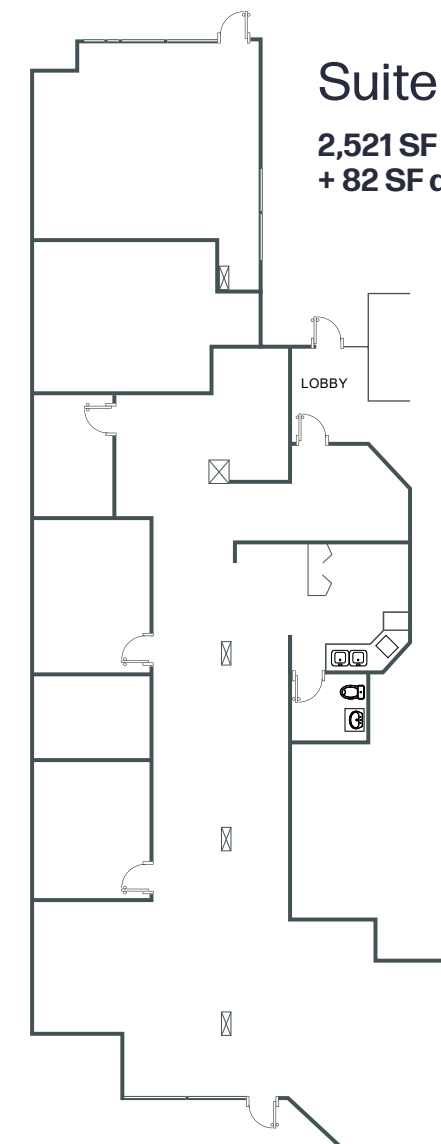
Office

Property Taxes

\$16,089.00 (2025)



Price
Contact Listing Agent

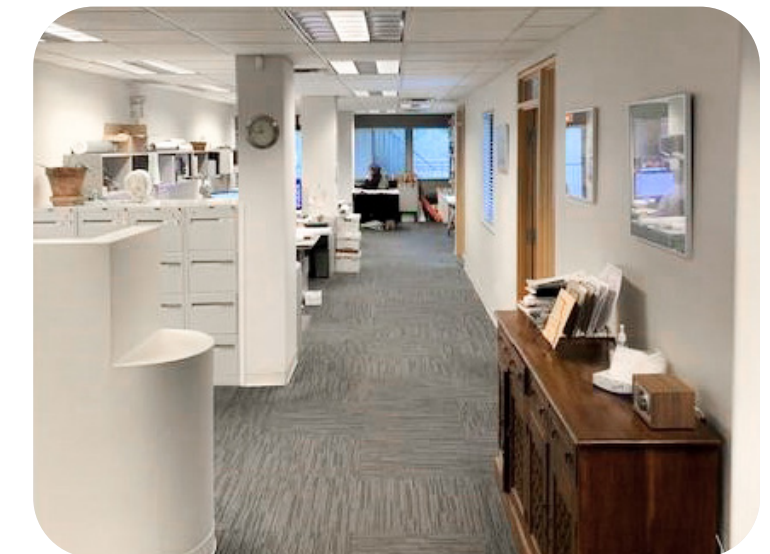


Suite #101

2,521 SF

+ 82 SF deck + 79 SF deck

Floor plan not to scale



For Sale

Suite #101, 925 West 8th Avenue, Vancouver, BC

Conveniently located in the “heart” of the Broadway Corridor, one block from the future Laurel Street rapid transit station.

925 West 8th Avenue is located in the vibrant Fairview neighborhood of Vancouver, BC. Is situated just off Broadway, a major thoroughfare that provides excellent access to public transportation, including bus routes and the SkyTrain. 925 West 8th Avenue is a well-connected and bustling location, ideal for both businesses and individuals looking to enjoy the dynamic lifestyle of Vancouver. The area boasts a variety of amenities, including coffee shops, restaurants, banks, and retail stores.



Listing Agent

Brad Haw

Associate Vice President
CBRE | Advisory Services
brad.haw@cbre.com
604 662 5132

www.cbre.ca/properties

CBRE

- Restaurants
- Cafes
- Medical Facilities
- Financial
- Bike Path

89
Walk Score
Walker's Paradise

67
Transit Score
Excellent Transit

79
Bike Score
Very Bikeable

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