

FOR SALE

133 & 141 EAST 7TH AVENUE

Vancouver, BC

Opportunity to acquire a transit-oriented light industrial and office development site in Vancouver's highly desirable Mount Pleasant district



Jake Luft*

Senior Vice President
778.828.4245

jake.luft@macdonaldcommercial.com

Patricia Wong Chong*

Associate Vice President
604.780.3889

patricia@macdonaldcommercial.com

**Personal Real Estate Corporation* | Macdonald Commercial Real Estate Services Ltd.

Macdonald
COMMERCIAL

— member of —

CORFAC
INTERNATIONAL

133 & 141 EAST 7TH AVENUE

Vancouver, BC

OPPORTUNITY

Macdonald Commercial is proud to present a premier redevelopment opportunity in Vancouver's Mount Pleasant district. Positioned less than 250 metres from the future Mount Pleasant Station, this 11,651 SF site offers exceptional proximity to rapid transit, outstanding view potential, and high-exposure frontage ideal for prominent signage. Improved with income-generating residential and commercial buildings, the property provides interim holding value while offering a clear path to redevelopment under the Broadway Plan. With flexible I-1 zoning and policy support for mid-rise, mixed-employment projects, this is a rare chance to deliver a signature development in one of Vancouver's most sought-after urban environments.

LOCATION

Situated on the north side of East 7th Avenue between Main and Quebec Streets, the property occupies a strategic position within Mount Pleasant's emerging mixed-employment corridor. With the forthcoming Mount Pleasant Station on the Millennium Line Broadway Extension just steps away, the site offers excellent transit connectivity. Tenants and future occupants will benefit from a dynamic and walkable neighbourhood surrounded by cafés, breweries, parks, and a diverse mix of creative and technology-oriented businesses. This location is well-positioned to capitalize on ongoing infrastructure investment and the continued evolution of Mount Pleasant as one of Vancouver's most vibrant urban districts.





HIGHLIGHTS

Premium **MOUNT PLEASANT** location – steps from rapid transit

Tremendous exposure with **VISIBILITY ALONG MAIN STREET AND 7TH AVENUE** offering future occupiers with valuable signage potential

FAVOURABLE SITE TOPOGRAPHY (slopes down to the north for parkade entrance)

View potential with **MINIMAL OBSTRUCTION AND ELEVATED LOCATION** within the Mount Pleasant creative tech hub

Eastside **LANEWAY** for ease of access and development glazing

133 East 7th Avenue

141 East 7th Avenue

PID 015-554-015	ZONING I-1
LEGAL DESCRIPTION Lot 13 Block 37 District Lot 200A Plan 197	
LOT SIZE 6,039 sf (49.5 ft x 122 ft)	
EXISTING IMPROVEMENTS 13-unit apartment building	
YEAR BUILT 1939	HERITAGE DESIGNATION None
FINANCING Treat as clear title Held in bare trust (PTT savings)	

PID 015-553-981	ZONING I-1
LEGAL DESCRIPTION Lot 12 Block 37 District Lot 200A Plan 197	
LOT SIZE 5,612 sf (46 ft x 122 ft)	
EXISTING IMPROVEMENTS 2-storey plus basement office building	YEAR BUILT 1975
BUILDING SIZE 8,416 sf	HERITAGE DESIGNATION None
FINANCING Treat as clear title	

COMBINED LOT SIZE
11,651 sf (95.5 ft x 122 ft)

BUILDABLE FLOOR AREA
52,429.5 sf

SALE PRICE
\$9,950,000

DEVELOPMENT POTENTIAL

The site benefits from attractive development options as outlined in the Broadway Plan and supported by City Council in the recently amended I-1 District Schedule.

POLICY AREA
Mount Pleasant Industrial Area - Area A (Broadway Plan)

MAXIMUM DEVELOPMENT HEIGHT
30.5 m (100 ft.); 4-7 storeys

DEVELOPMENT TYPE
2/3 office, 1/3 industrial

MAXIMUM DENSITY
4.5 FSR (52,429.5 sf)

SAMPLE BUILT FORM TYPOLOGY



Source: Broadway Plan



NEARBY AMENITIES

RESTAURANTS / CAFES

- | | |
|---|-----------------------------------|
| 1. Tap & Barrel | 13. Tacofino Ocho |
| 2. Terra Breads Bakery/Café | 14. Elysian Coffee |
| 3. CRAFT Beer | 15. 33 Acres Brewing Company |
| 4. Nook | 16. Milano Coffee Roasters |
| 5. BREWHALL | 17. Cream Pony |
| 6. Earnest Ice Cream | 18. The Whip Restaurant & Gallery |
| 7. The Narrow Lounge | 19. Como Taperia |
| 8. Nuba | 20. Fox Cabaret |
| 9. R&B Ale & Pizza House | 21. Budgies Burritos |
| 10. Purebread | 22. Fable Diner |
| 11. The Juice Truck | 23. AJ's Brooklyn Pizza Joint |
| 12. Mount Pleasant Vintage & Provisions | |

SHOPPING AND SERVICES

1. Canadian Tire
2. Whole Foods Market
3. The Home Depot
4. London Drugs
5. MEC Vancouver

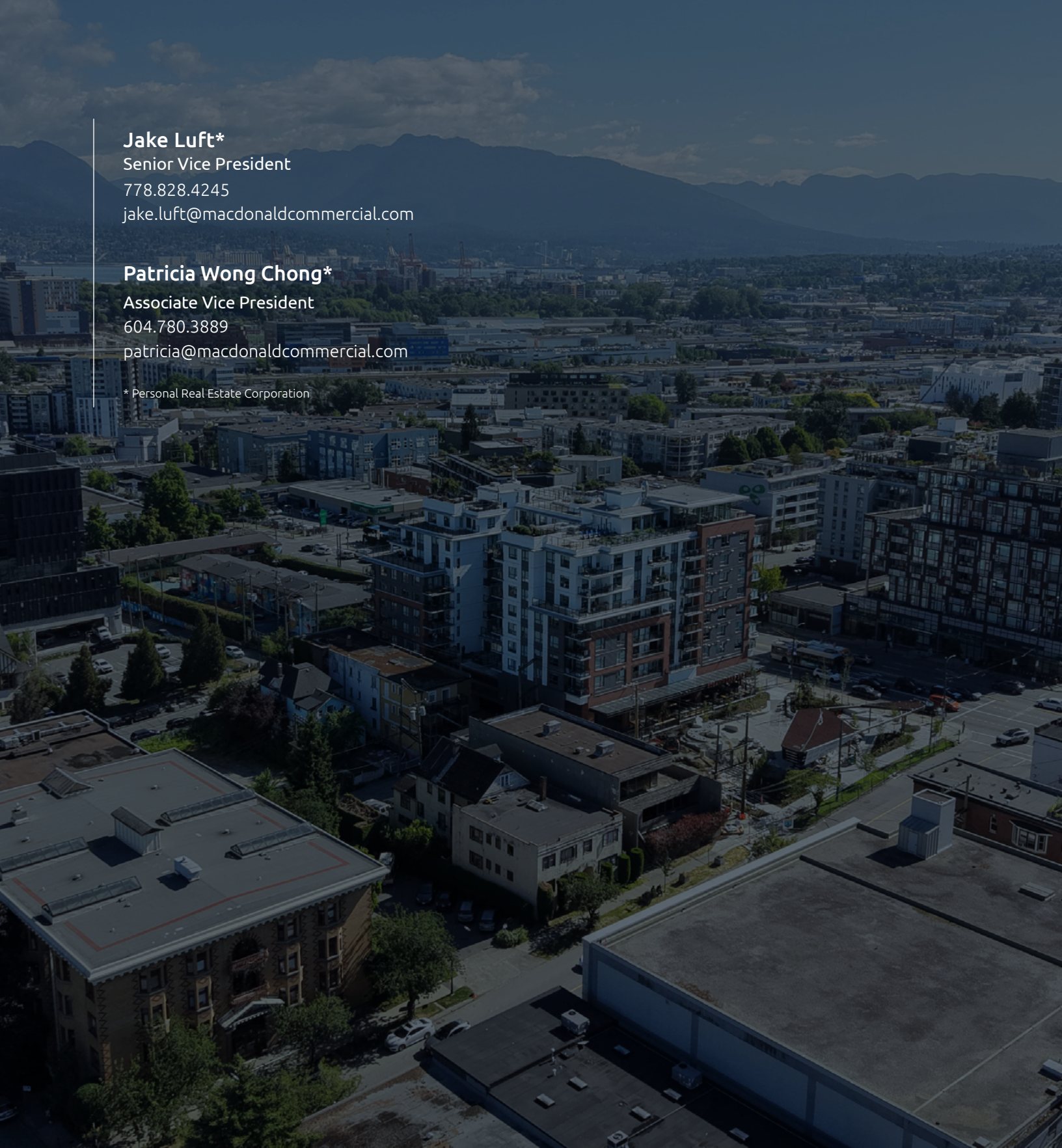
PARKS & RECREATION

1. Habitat Island Park
2. Hinge Park
3. Jonathan Rogers Park
4. Creekside Community Recreation Centre
5. Mount Pleasant Community Centre
6. Guelph Park

LEGEND

- MILLENNIUM LINE EXTENSION (2027)
- CANADA LINE
- EXPO LINE

Ride Score 91 RIDER'S PARADISE	Walk Score 86 VERY WALKABLE	Bike Score 82 VERY BIKEABLE
---	--	--



Jake Luft*

Senior Vice President

778.828.4245

jake.luft@macdonaldcommercial.com

Patricia Wong Chong*

Associate Vice President

604.780.3889

patricia@macdonaldcommercial.com

* Personal Real Estate Corporation

Macdonald
COMMERCIAL

Macdonald Commercial Real Estate Services Ltd.
1827 W 5th Ave, Vancouver, BC V6J 1P5
www.macdonaldcommercial.com

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.