

# For Sale

117 West 5th Avenue Vancouver, BC

Impeccable Income Producing Commercial Property in the Core of Mount Pleasant



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# 117 West 5th Avenue Vancouver, BC

## Property Details

### Address

117 West 5th Avenue, Vancouver, BC

### PID

008-285-233

### Year Built

1962

### Building Size

Main Floor 6,924 SF

2nd Floor 2,782 SF (Including a 504 SF Mezzanine Office)

**Total 9,076 SF**

### Total Site Size

9,063 SF

### Site Dimensions

Width 74.26 ft x Depth 122.04 ft

### Dock Loading

1 (ground level)

### Parking Stalls

9 parking stalls

### Current Zoning

I-1 - Light Industrial

### Broadway Plan Designation

Mount Pleasant Industrial Area - Area A (MIAA)

### Permitted Density

4.5 FSR

### Property Taxes (2024)

\$136,068.00

### Tenant Mix

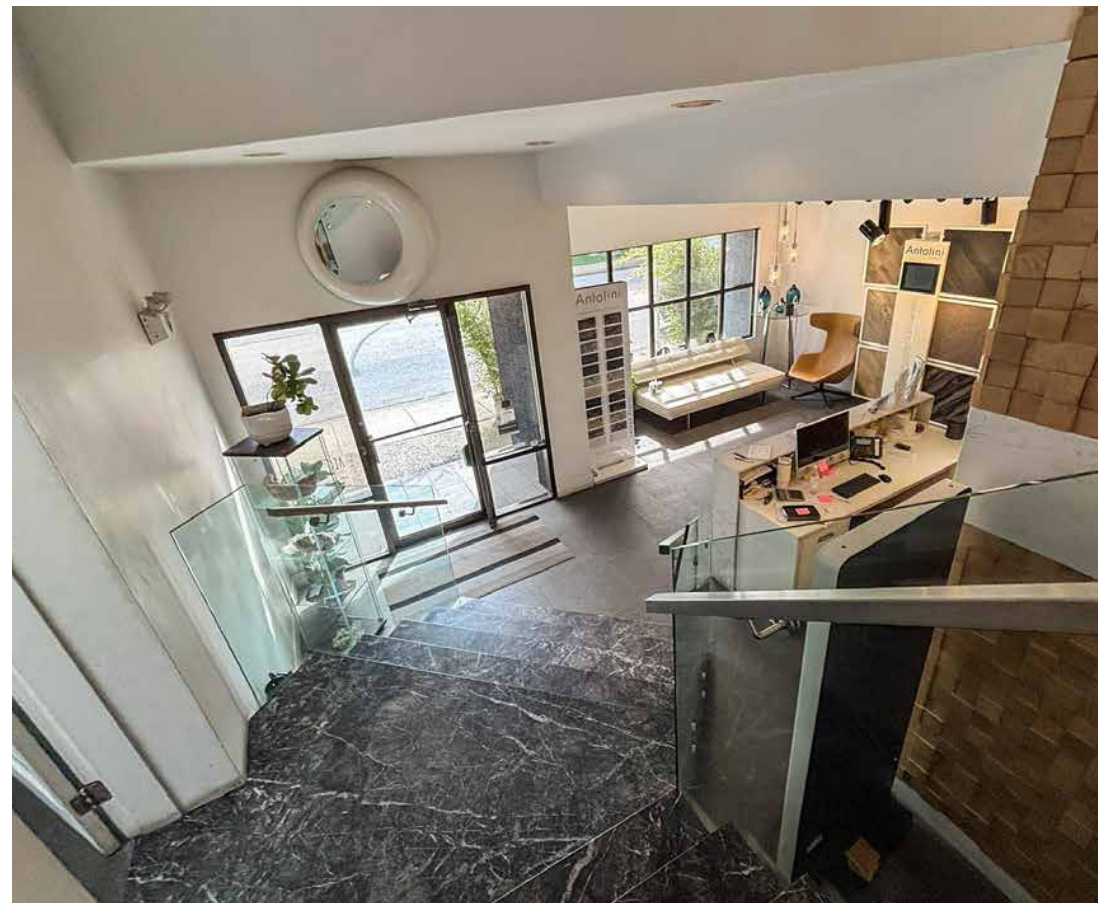
AEON Stone & Tile Inc. (Owner user: option for income or vacant delivery)

### NOI

Contact Listing Agents

### Price

\$7,888,000



## Property Highlights



Located within a 12-minute walk from Canada Line Broadway-City Hall and Olympic Village Stations



Building improvements include wholesale showroom, warehouse space with 14' clear ceilings and ground-level loading bay



Opportunity for a rooftop patio



Flexible tenancy provides cashflow prior to owner-occupied improvements or redevelopment

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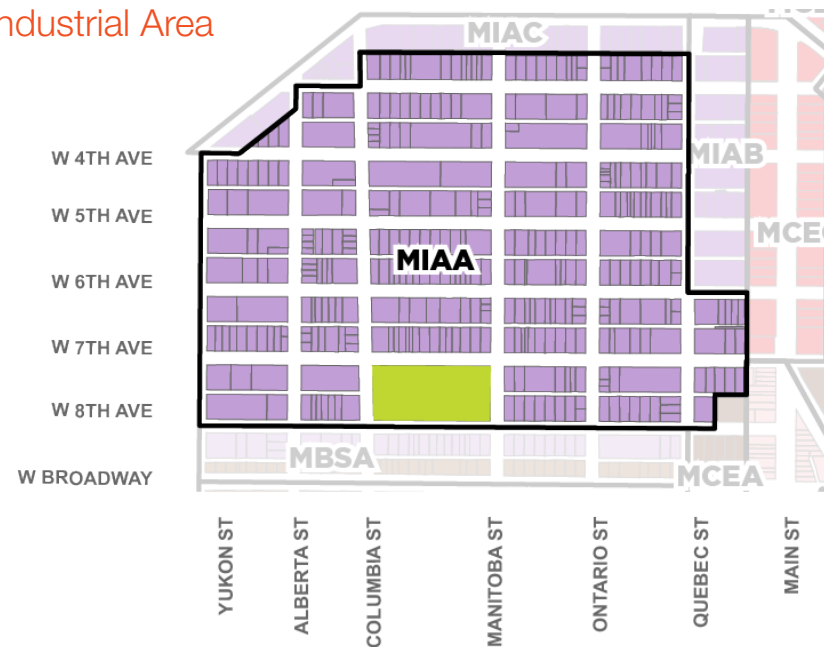
## Broadway Plan and Development Potential

After four years of extensive planning and public consultation, Vancouver City Council approved the Broadway Plan on June 22, 2022.

This 30-year framework aims to integrate new housing, job space, and amenities with the Broadway Subway. The Broadway Plan is intricate and includes various designations, with the Property designated as Mount Pleasant Industrial A Area (MIAA). This designation is intended to strengthen the area's traditional light industrial functions—such as production, distribution, and repair—while also supporting innovation and the creative economy. The City is currently accepting rezoning applications within the Broadway Plan.

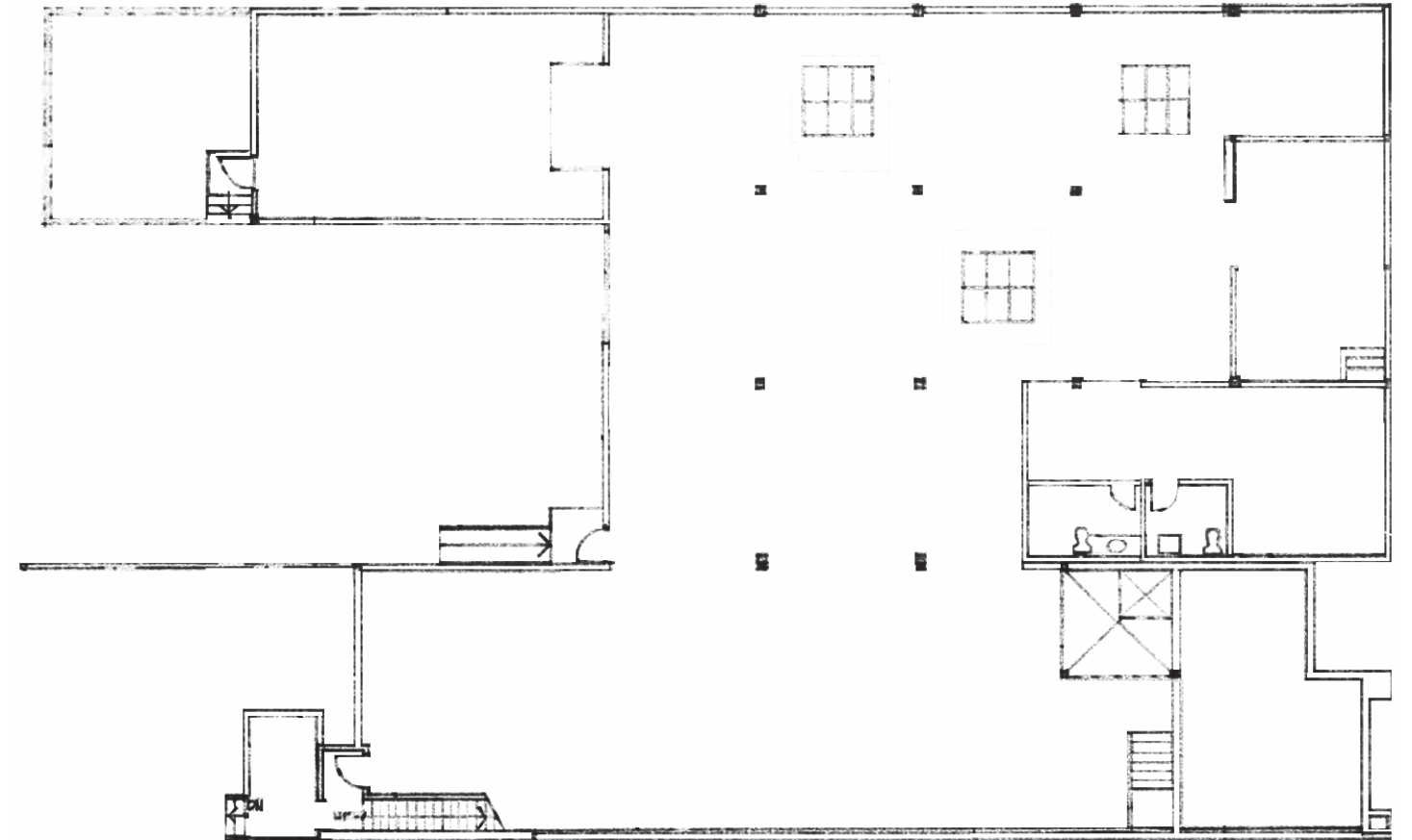
Policy Area	Mt Pleasant Industrial A (MIAA)	
Intent	Intensify the traditional light industrial functions of the area (production, distribution and repair) and support innovation and creative economy uses	
Uses	Industrial, Office, Service, Retail, Cultural, Recreational, Institutional	
Option/Tenure	1/3 Industrial option	1/2 Industrial option
Max Height	100 ft	152.5 ft
Max Density	4.5 FSR	6 FSR
Option Notes	A min. of 1/3 of the floor area must be industrial uses. The first floor industrial uses must be dedicated to traditional production, distribution and repair (PDR) uses.	Project will be required to deliver a min. of 50% of the project (3.0 FSR) as Industrial uses, e.g. biotech laboratories or other stacked industrial form. Min. 150 ft frontage required.
Other Policies	<ul style="list-style-type: none"> <li>Restrict any new residential uses, in accordance with the Metro Vancouver land use designation for Industrial lands.</li> <li>Support additional amenities and services (e.g. restaurant and retail options) to support an increase in employees in the area while ensuring that the primary function of the area is for industrial and employment uses.</li> </ul>	

## Mount Pleasant Industrial Area - Area A

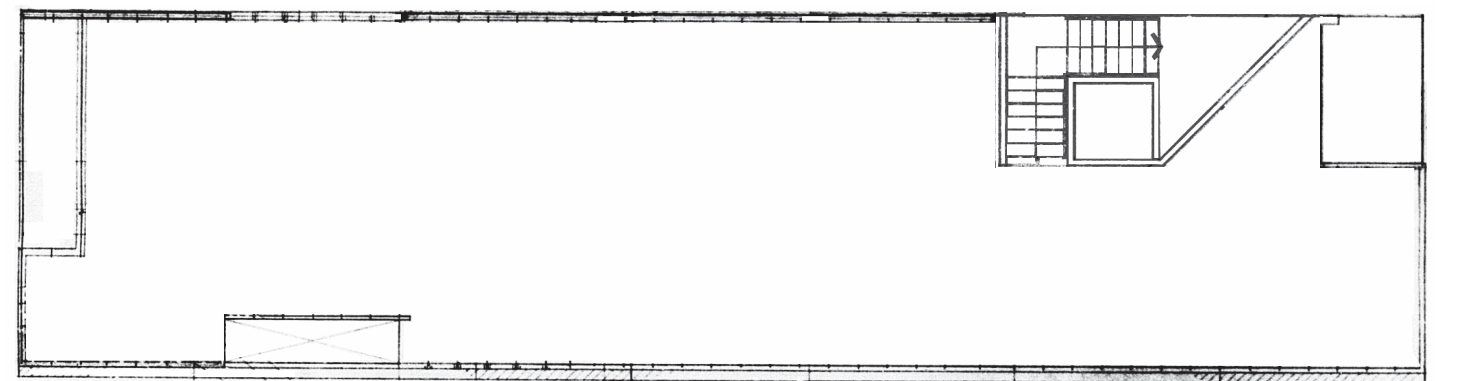


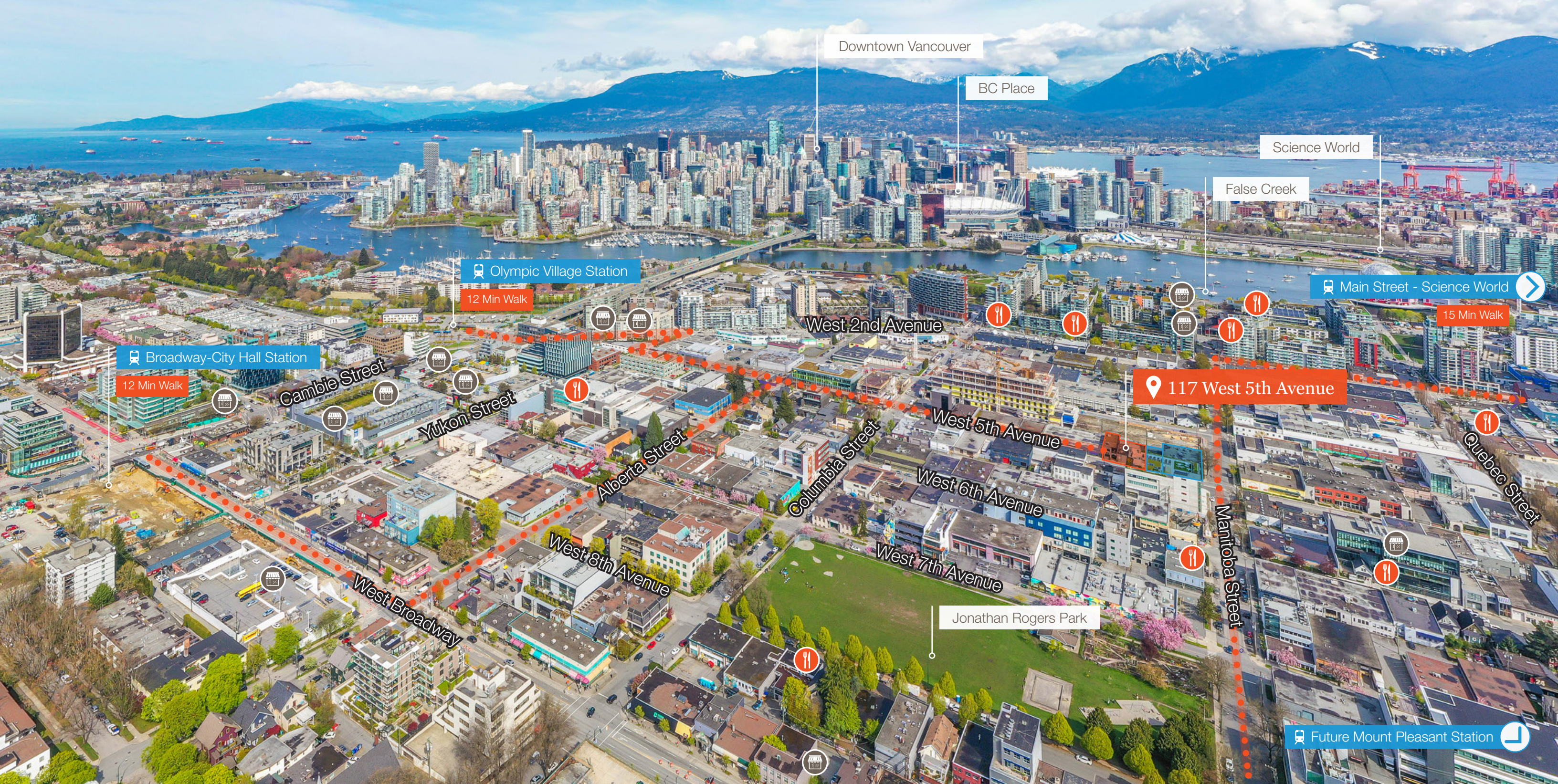
## Floor Plans

### Ground Floor • 6,924 SF



### Second Floor • 2,782 SF







# Location

The property located in Vancouver's vibrant Mount Pleasant neighborhood offers a prime location surrounded by a mix of creative industries, life sciences and tech businesses. Positioned between two major hospitals (VGH & the new St. Paul's) the property provides efficient access to Downtown, Fairview, Kitsilano and False Creek neighbourhoods.


## Nearby Amenities

-  9 Restaurants
-  11 Stores/Services

## Walk Score

 **99**  
Walker's Paradise

## Transit Score

 **74**  
Excellent Transit

## Bike Score

 **91**  
Biker's Paradise



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