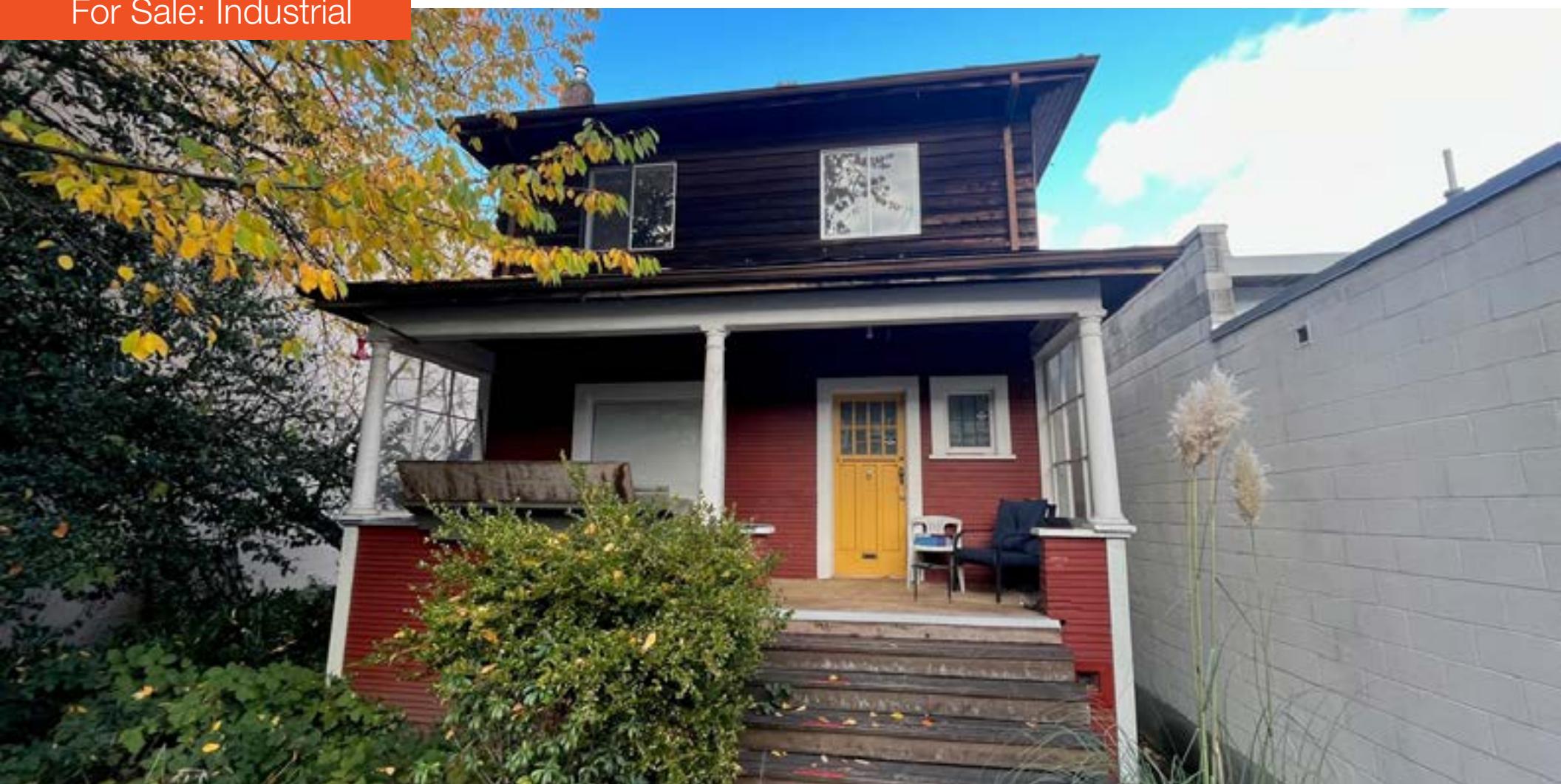


333 West 7th Avenue

6,061 SF Site Located in Mount Pleasant

For Sale: Industrial



Lennard:

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520-800 West Pender Street, Vancouver
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For Sale: 333 West 7th Avenue

 Lot Dimensions
49.56' x 122.3'

 Lot Size
6,061.19 SF

Potential Buildable
27,275 SF

Density
4.5 FSR

 Legal Description
Lot 13, Block 16, District
Lot 302, Plan 5832

 PID
011-066-351

 Property Taxes (2024)
\$30,207.20

 Assessed Value (2025)
\$3,173,000

 Zoning
I-1 - Light Industrial

Property Highlights

- Located on 7th Avenue, a secondary artery through Mount Pleasant connecting Cambie Street & Main Street
- Vibrant Mount Pleasant neighbourhood of Vancouver
- Property is improved with older residential house
- 1.5 blocks to Cambie Street
- Exceptional transit options with two SkyTrain stations within easy walking distance
- Stage II Environmental Site Investigation was completed by PGL Environmental which states, "no further work is recommended at this time"

Location

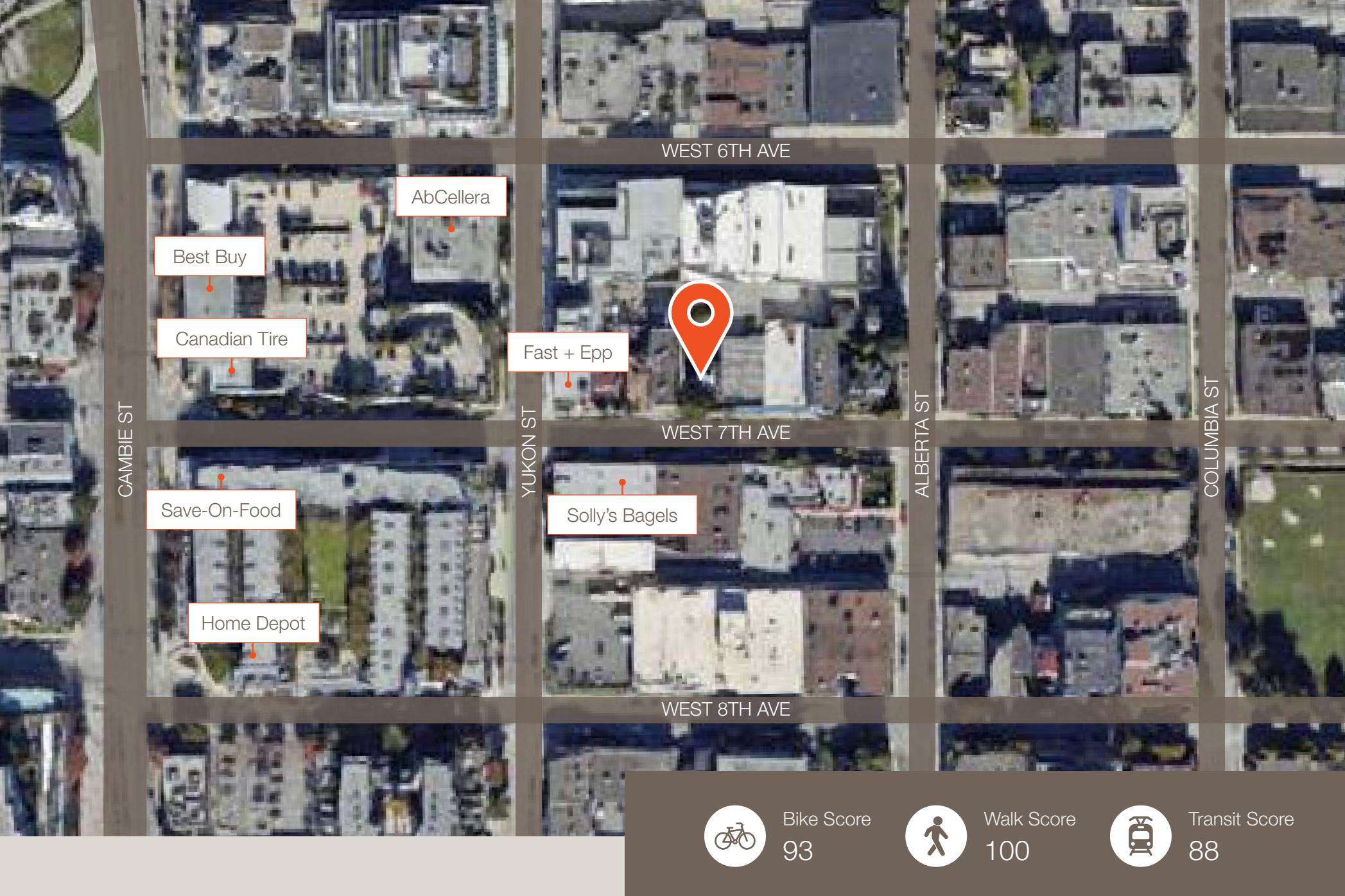
333 West 7th Avenue is strategically located on the north side of West 7th in the vibrant Mount Pleasant neighbourhood. The location provides exceptional access to public transit with the Broadway-City Hall and Olympic Village SkyTrain stations within walking distance of the property. The location benefits from numerous amenities including restaurants, coffee shops, craft breweries and other retail services located along Cambie Street, Broadway, and Main Street. These factors have established Mount Pleasant as the premiere location in Vancouver for businesses to operate with many life sciences, technology, film production, and wholesale companies currently established in the area.

Reduced Price

~~\$5,700,000~~

\$3,800,000

The properties to the east of the Subject Property, 325 - 331 West 7th Avenue, are available for sale (listed with Avison Young), providing the potential for assembly.





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