



*For Sale* Office, Industrial

# 62 West 8<sup>th</sup> Avenue

Prime investment or owner-user opportunity with stunning views, vendor leaseback income, and unbeatable SkyTrain access in a secure concrete building

**Lennard:** Jason Mah  
Personal Real Estate Corporation  
Senior Vice President  
C. 604.603.9060  
[jmah@lennard.com](mailto:jmah@lennard.com)

**AVISON  
YOUNG**

Struan Saddler  
Personal Real Estate Corporation  
Principal  
C. 604.647.5077  
[struan.saddler@avisonyoung.com](mailto:struan.saddler@avisonyoung.com)

# 62 West 8th Avenue

An exceptional opportunity to acquire a 14,970 SF high-quality concrete building featuring stunning views, expansive outdoor decks, secure underground parking, and a prime location just half a block from Jonathan Rogers Park.

## Property Details

**Address**  
62 West 8th Avenue, Vancouver, BC

**PID**  
015-548-597

**Building Size**  
2nd Floor 4,131 SF  
3rd Floor 4,027 SF (North Facing Deck)  
4th Floor 3,683 SF  
5th Floor 3,129 SF (South Facing Deck)

**Total 14,970 SF**

**Total Site Size**  
5,049 SF

**Dimensions**  
Width 49.5 ft x Depth 102 ft

**Zoning**  
I-1 - Light Industrial

**Broadway Plan Designation**  
Broadway Shoulder Area East  
- Area A (MBSA)

**Permitted Density**  
4.5 FSR (22,720.5 SF)

**Tenant Mix**  
Owner-occupied

Can be delivered vacant or with medium to short term lease back

**NOI**  
Contact Listing Agents

**Price**  
Contact Listing Agents

## Property Highlights



Fantastic owner-user/investor/developer opportunity



Equipped with a versatile freight passenger elevator for easy access and transport



Potential for immediate holding income with Vendor Leaseback



Located within a 10-minute walk from the Canada Line Broadway-City Hall Station



Outstanding unobstructed views from top floors with outdoor decks



Radiant in-floor heating throughout for energy-efficient warmth



Secure underground parking (10 stalls), parking stalls at rear of building (4 stalls), and concrete construction



1 dock loading

**Lennard:**

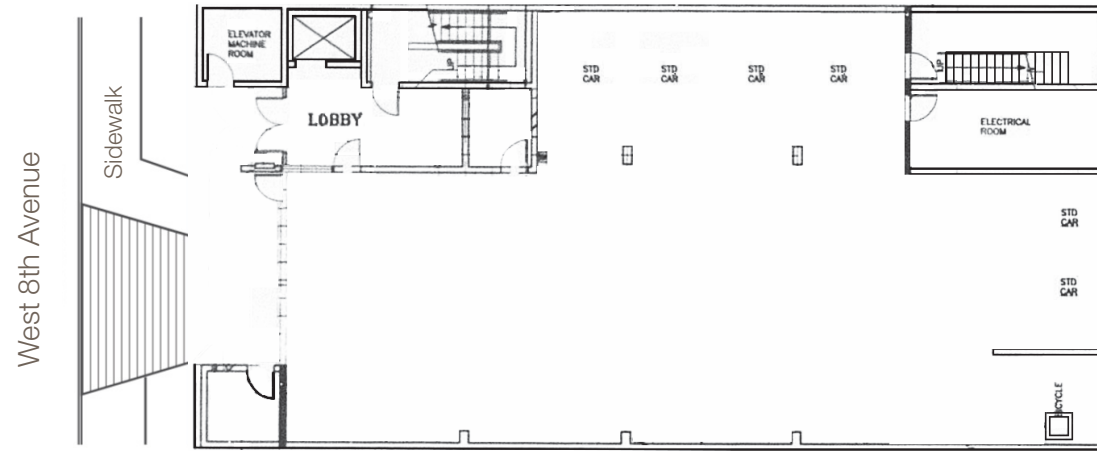
**AVISON  
YOUNG**



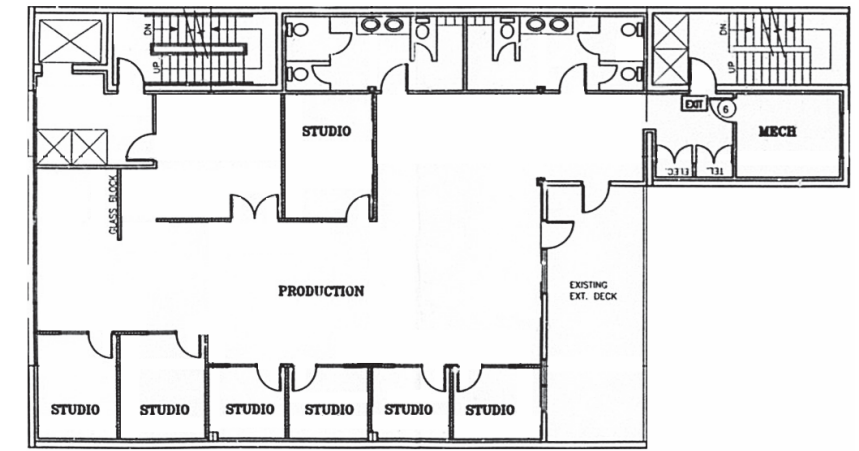
# 62 West 8th Avenue

## Floor Plans

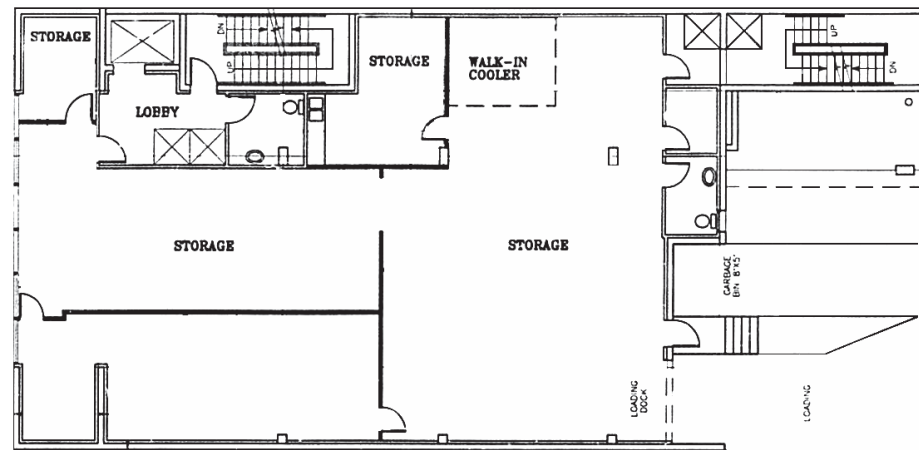
### Main Floor • Parking



### Fourth Floor • 3,683 SF

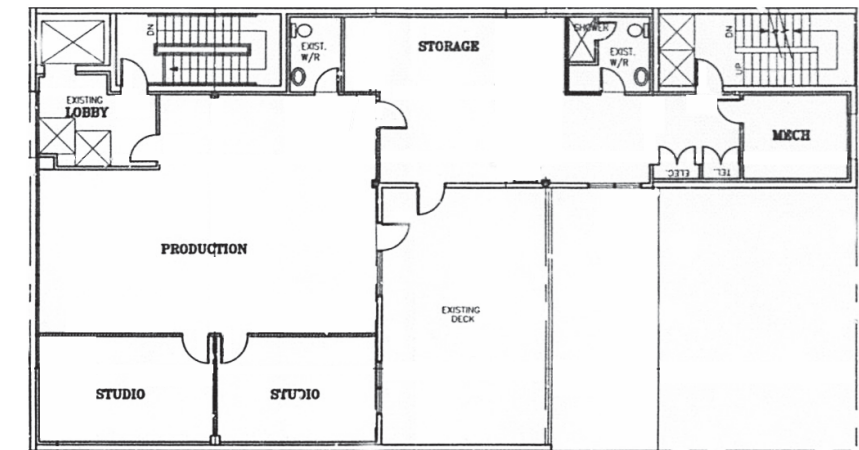


### Second Floor • 4,131 SF



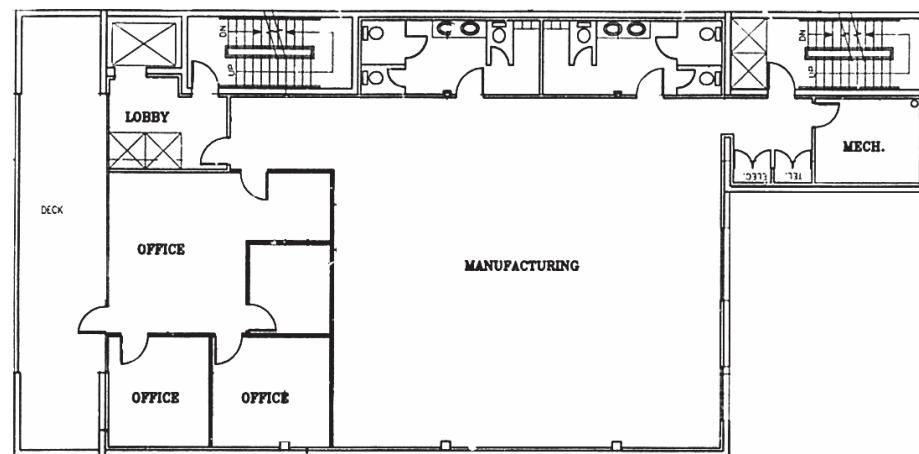
### Fifth Floor • 3,129 SF

South Facing Deck



### Third Floor • 4,027 SF

North Facing Deck



### Robust Technology Infrastructure

- 14 Fibre Optic Drops to building DMARC, offering plenty of high speed internet bandwidth capacity
- Dedicated Communications/IT Closet per floor
- 24/7 monitored security system

### Building Specs

- 120/208 V
- 3 Phase
- 4 Wire
- 600 Amps



Walk Score <b>98</b> Walker's Paradise	Transit Score <b>84</b> Excellent Transit	Bike Score <b>96</b> Biker's Paradise
--	---	---

**62 West 8th Avenue**

# Location

Conveniently situated on the south side of West 8th Avenue, just east of Manitoba Street, the property boasts unobstructed views of the North Shore Mountains. Its central location offers quick and efficient access to Downtown Vancouver, Fairview, Kitsilano, and False Creek. Additionally, it is only a 10-minute walk to the Broadway–City Hall SkyTrain Station and a 20-minute drive to Vancouver International Airport.

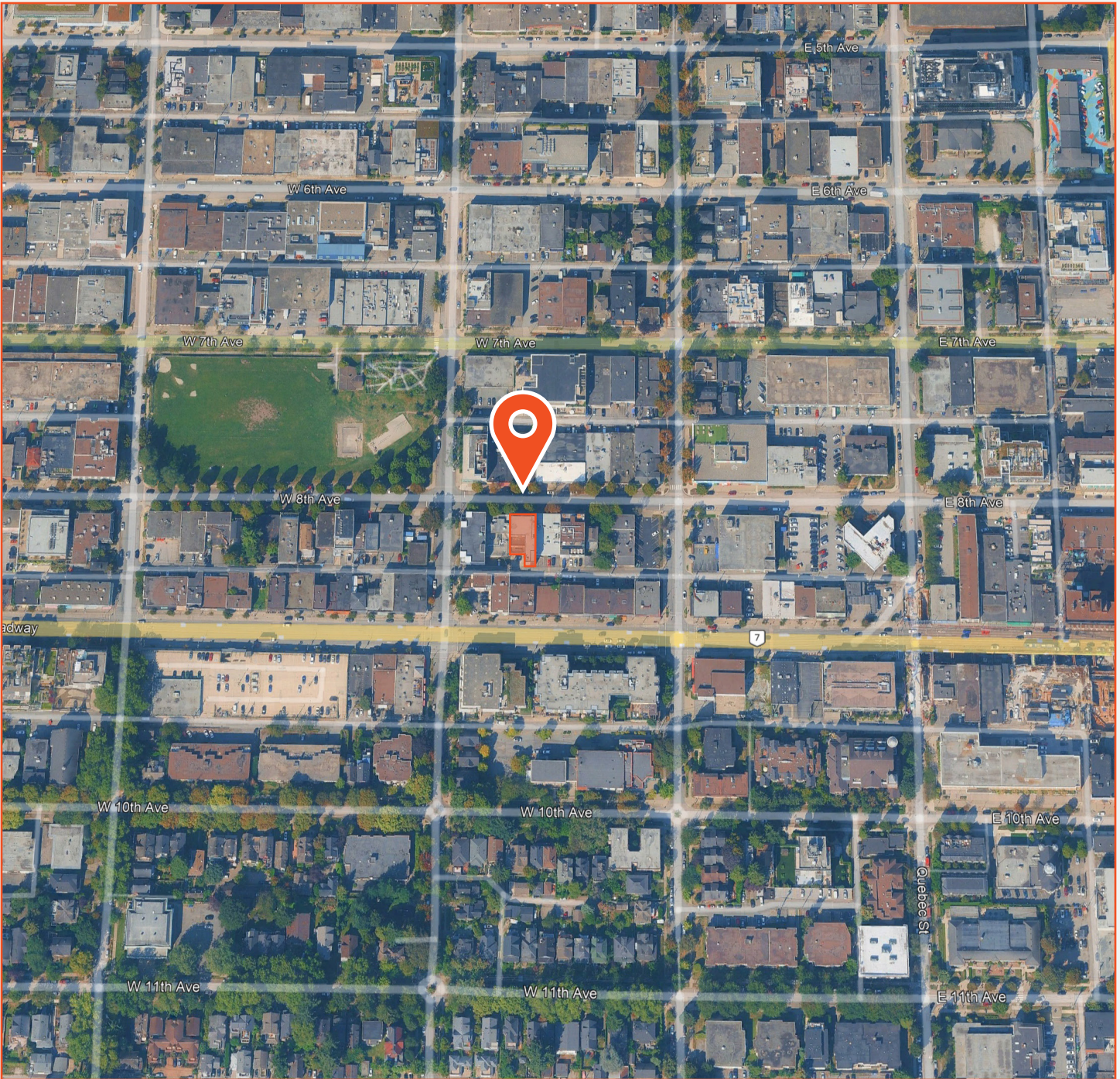
## Restaurants & Bars

- 1 Small Victory Baker
- 2 La Taqueria Pinche Taco Shop
- 3 Fatburger
- 4 Forêt Noire Café
- 5 Milano Coffee Roasters
- 6 Casa Molina
- 7 Mount Pleasant Vintage & Provisions
- 8 Purebread
- 9 Tacofino
- 10 Nuba Cafe and Catering

- 11 La Fabrique St-George Winery
- 12 Elysian Coffee
- 13 33 Acres Brewing Company
- 14 Roastery Modus
- 15 Italia Bella Bar & Grill
- 16 Best Burrito
- 17 Steamworks
- 18 Key Party

## Shops and Services

- 19 Sport Chek
- 20 Fjällräven
- 21 The Bike Doctor
- 22 Murata
- 23 Bikes For All
- 24 No Frills
- 25 Max-Performance Sports & More
- 26 Canadian Tire
- 27 Save-On-Foods
- 28 Home Depot



**Lennard:**

520-800 West Pender Street, Vancouver  
604.636.2620  
[lennard.com](http://lennard.com)

Jason Mah Personal Real Estate Corporation  
Senior Vice President  
C. 604.603.9060 • [jmah@lennard.com](mailto:jmah@lennard.com)



#2900 - 1055 West Georgia Street, Vancouver  
604.687.7331  
[avisonyoung.ca](http://avisonyoung.ca)

Struan Saddler Personal Real Estate Corporation  
Principal  
C. 604.647.5077 • [struan.saddler@avisonyoung.com](mailto:struan.saddler@avisonyoung.com)

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.