

9012 Oak Street Vancouver, BC

Own in the Heart of Vancouver's South Corridor

For Sale: Commercial Strata Unit



Two firms. One Team. *Twice the horsepower.*

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Opportunity

Located in the heart of South Vancouver’s established industrial district, 9012 Oak Street provides a rare opportunity to own a flexible commercial strata unit. Surrounded by a wide mix of service commercial and light-industrial users, the property benefits from excellent transportation connections to Downtown Vancouver, Richmond, and YVR. With limited availability of strata units in this market, the property offers strong appeal for both owner-users and investors seeking long-term value.



Address

9012 Oak Street

PID

017-964-709



Building Size

1,667 SF



Legal Description

LOT 22 PLAN LMS587 NEW WESTMINSTER DISTRICT LOT 319 323 324, UNDIV 6958/178506 SHARE IN COM PROP THEREIN



Zoning

M-2 - Industrial



Year Built

1992



Sale Price

\$600 PSF or \$1.0M



Area Highlights

- Established cluster of light-industrial and service-oriented businesses
- Central distribution hub with strong logistics appeal
- Evolving industrial district with growing residential presence
- Well-served by public transit including nearby access to the Canada Line

Location

South Vancouver’s industrial district is one of the city’s most established business hubs, home to a diverse mix of trades, logistics, and service-oriented companies. The area provides day-to-day convenience with nearby retail centres, food services, and amenities while maintaining its industrial character. This balance makes it a practical and appealing base of operations for a wide range of businesses. The property offers excellent connectivity across Metro Vancouver. Major transportation corridors including Marine Drive, Oak Street Bridge, and Highway 99 are minutes away, providing efficient links to Richmond, YVR, and Downtown Vancouver.

Property Highlights

- Strata unit positioned in South Vancouver’s established industrial district
- Professionally managed complex with a strong business environment
- Practical size and layout suitable for a range of commercial and industrial users
- On-site parking available for owners and visitors
- Attractive ownership opportunity in a tightly held Vancouver market
- 22 foot clear ceilings

Amenities

- | | | |
|--------------------|--|-----------------------------------|
| 1 McDonald's | 6 Kirmac Collision & Autoglass | 11 T&T Supermarket Marine Gateway |
| 2 Marine Gateway | 7 Lush Cosmetics Offices | 12 Starbucks |
| 3 Fountain Tire | 8 Hygge Design House – Furniture Store | 13 Tim Hortons |
| 4 Sentinel Storage | 9 Global Carpets & Hardwood Ltd. | 14 Canadian Tire |
| 5 Hertz Car Rental | 10 Winners | 15 Marshalls |



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