

FOR SALE

1832 Powell Street

Vancouver BC V5L 1H9



GORDON V SING

Personal Real Estate Corporation

gsing@macrealty.com

c. 604.833.2993

STEPHEN CRONK

BComm

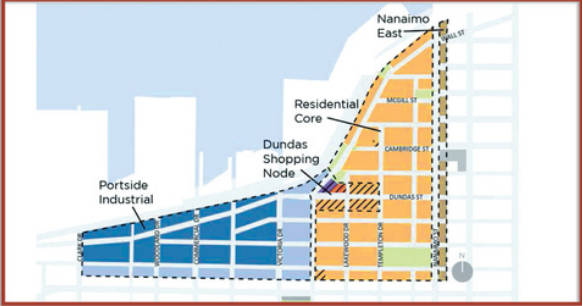
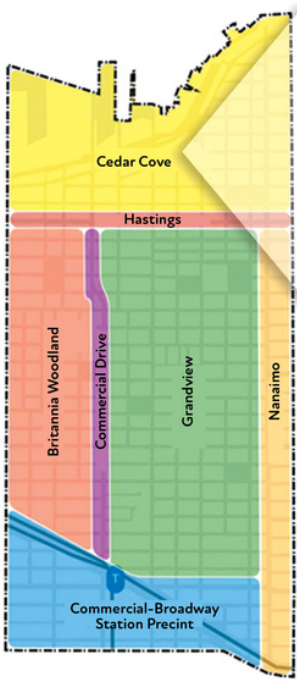
scronk@macrealty.com

c. 604.240.9441

1832 Powell Street, Vancouver BC V6L 1H9

The Location

The subject property resides in the Cedar Cottage Portside Industrial subarea - Grandview Woodland Community Plan



- Legend**
- Park
 - School / Institutional
 - M - Industrial
 - I - Light industrial
 - Apartment (10+storeys)
 - Apartment (8-storeys)
 - Apartment (6-storeys)
 - Apartment (4-storeys)
 - At-grade commercial

CEDAR COVE PORTSIDE INDUSTRIAL LAND USE

Source: City of Vancouver Grandview Woodland Community Plan



The Opportunity

1832 POWELL STREET is a free standing industrial building built in 1980. There is one large open industrial space on the main level with over height ceilings, and a separate upstairs office/ storage area with separate front entrance.

Salient Facts

Legal	Lot 2 of Lot 2, Block E District Lot 183 Plan 14985
PID	007-698-364
Property Tax	\$16,163.90 (2022)
BC Assessment (2023)	
Land	\$1,756,000
Improvement	6,800
Total	\$1,762,800
LAND	
Lot Dimensions	49' X 75' (3675 SF)
Zoning	M-2 Industrial
BUILDING	
Year Built	1980
SF (to be confirmed)	2,917 SF
Construction	Concrete block, wood frame
Price	\$2,300,000

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 sale or lease, change in price and terms and withdrawal without notice. Macdonald Realty Ltd., Gordon V Sing Personal Real Estate Corporation, Stephen Cronk.