

FOR SALE

# 1832 Powell Street

Vancouver BC V5L 1H9



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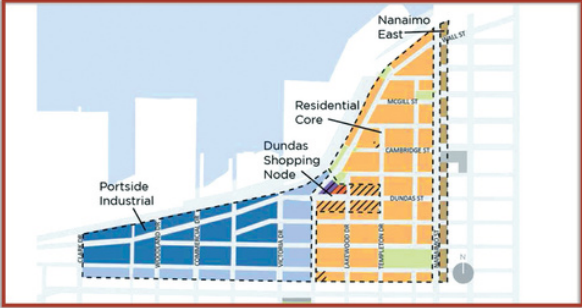
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# 1832 Powell Street, Vancouver BC V6L 1H9

## 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         | \$16,960.10 (2023)                                  |
| BC Assessment (2023) |   |
| Land                 | \$2,098,000   |
| Improvement          | 7,200   |
| Total                | \$2,105,200   |
| 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.