

HQ

Commercial

FOR SALE

FUTURE REDEVELOPMENT SITE WITH
"AAA" INVESTMENT OPPORTUNITY

850 SW MARINE DRIVE,
VANCOUVER



HQ

Commercial

DRIVING
DISTANCE

3 minutes to
**Marine Gateway
SkyTrain Station**

24 minutes to
Downtown Vancouver

10 minutes to
**YVR Airport &
Richmond**

Metrotown

Langara College

Langara-49th
Avenue Station

Langara Golf
Course

Marine Gateway

GEC Marine
Gateway

Marine Drive Station

Subject

Ebisu Park

Oak Street Bridge

460 ft Frontage
on SW Marine Dr

201 ft Depth
on Laurel St

N



OPPORTUNITY

This is a rare opportunity to acquire a long term, single “AAA” tenanted property with future redevelopment potential in Vancouver’s Westside. Strategically located with over 460 feet of frontage on busy SW Marine Drive, this 2.12 acre site is leased to MCL Motors “Honda” dealership.

LOCATION

The property is minutes from the many new developments in the immediate area, and is adjacent to the Oak Street bridge which offers quick access to Downtown Vancouver. It also provides easy and convenient access to Marine Gateway Skytrain Station, YVR Airport and Richmond.

SALIENT FACTS

| | |
|--------------|----------------------------------|
| BUILDING | 45,621 SF APPROX. ON 3 FLOORS |
| LAND SIZE | 92,527 SF APPROX. |
| BUILDABLE | 277,580 SF APPROX. WITH 3 FSR |
| PID | 004-083-024 |
| ZONING | I-2 (INDUSTRIAL) |
| YEAR BUILT | 1970 |
| TAXES (2021) | \$198,563 |
| PRICE | CONTACT AGENT |

HIGHLIGHTS

Walking distance to variety of amenities.

Transit friendly.

Property is zoned I-2 which allows for a range of uses, some of which include:

10 minute commute to YVR Airport.

manufacturing, storage utility, assembly and service oriented uses.

Great holding income

Ample parking.

Large redevelopment site



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