



FOR SALE

786 Powell Street, Vancouver, BC INDUSTRIAL MIXED-USE PROPERTY FOR SALE

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786 POWELL STREET VANCOUVER, BC



IPG

ICONIC PROPERTIES
GROUP

OPPORTUNITY

Pleased to present an opportunity to acquire an industrial mixed use property in the Mount Pleasant Neighbourhood in Vancouver.

The Subject Property is located on Powell Street, between Heatley Avenue and Hawkes Avenue. It is strategically located in a convenient and bustling area just steps away from Starbucks and Subway, as well as Powell Brewery, Andina Brewing Company and other key entertainments. A five minute drive away from downtown Vancouver and Main St Science World Skytrain Station.

The M-2 Industrial zoned property is for all types of industrial uses, which generally includes manufacturing, storing, wholesaling and studio uses.

EXECUTIVE SUMMARY

NEIGHBOURHOOD

MOUNT PLEASANT

LOT SIZE

3,070 sqft

ZONING

M-2 Industrial

LOT DIMENSIONS

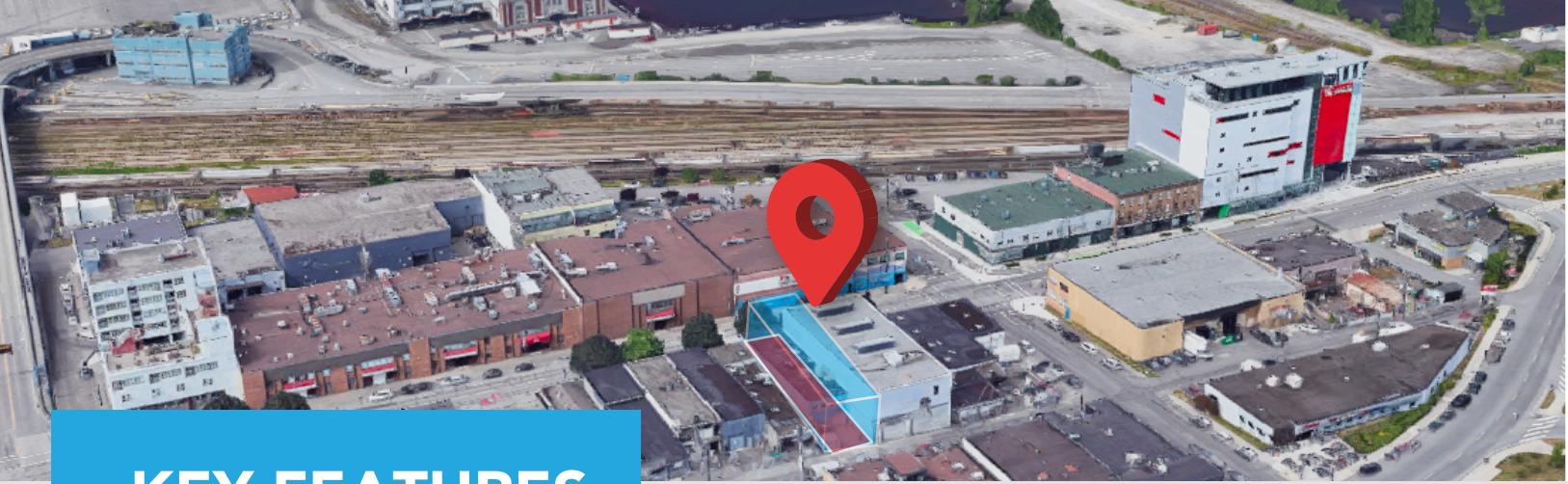
25 ft x 122 ft

TOTAL BUILDING SIZE

4,682 sqft

PRICING

Please Contact Agents



KEY FEATURES



Coffee Shop: 0.1 km



Grocery: 0.6 km



Takeout: 0.2 km



Gas: 0.8 km



Gym: 1.5 km



Hospital: 1.5 km

Business Analysis 0.5km



Age Pyramid

Men

Women

The largest group:
2020 Males 55 to 59 Yrs

The smallest group:
2020 Males 85 or Older

ANNUAL HOUSEHOLD SPENDING



\$4,424

Transportation



\$12,136

Shelter



\$6,274

Food



\$949

Education



\$2,401

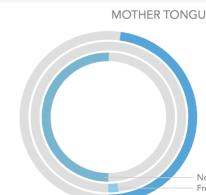
Health Care



\$1,654

Clothing

Business Analysis 1 km



Age Pyramid

Men

Women

The largest group:
2020 Males 55 to 59 Yrs

The smallest group:
2020 Males 10 to 14 Yrs

ANNUAL HOUSEHOLD SPENDING



\$5,249 ↑ \$825

Transportation



\$14,204 ↑ \$2,068

Shelter



\$7,378 ↑ \$1,104

Food



\$1,088 ↑ \$139

Education



\$2,819 ↑ \$418

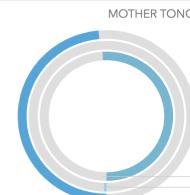
Health Care



\$1,961 ↑ \$307

Clothing

Business Analysis 3 km



Age Pyramid

Men

Women

The largest group:
2020 Males 30 to 34 Yrs

The smallest group:
2020 Males 85 or Older

ANNUAL HOUSEHOLD SPENDING



\$7,255 ↑ \$2,831

Transportation



\$20,361 ↑ \$8,225

Shelter



\$11,238 ↑ \$4,964

Food



\$1,775 ↑ \$826

Education



\$3,718 ↑ \$1,317

Health Care



\$3,022 ↑ \$1,368

Clothing

TRAFFIC & WALK SCORE STATISTICS



TRAFFIC LEGEND

- Fast 85 - 100%
- Moderate 65 - 85%
- Slow 45 - 65%
- Stop & Go 0 - 45%

AVG DAILY TRAFFIC COUNT

13364

vehicles pass 786 Powell Street, resulting in being a highly-visited area.



Walk Score

92



Transit Score

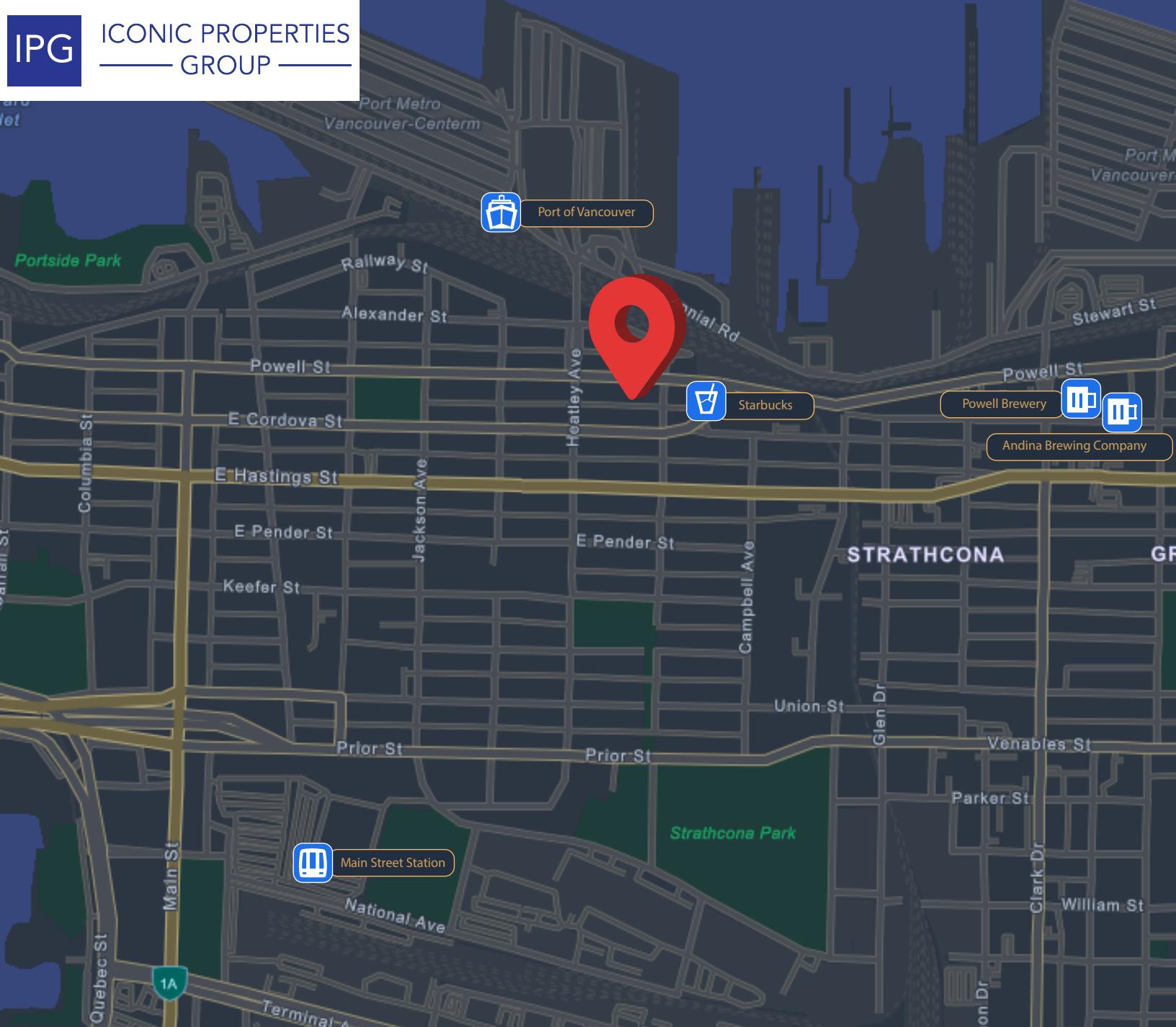
79



Bike Score

90

Situated in very convenient location, 786 Powell Street is just a 5-minute drive to downtown Vancouver, steps from 004/209/007 bus routes, and walking distance to recreation such as Oppenheimer and Maclean Parks.



www.icionic.com

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E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully varied.

All measurements quoted herein are approximate.