

ARMOURY DISTRICT / GRANVILLE ISLAND COMMERCIAL BUILDING FOR SALE

1777 WEST 8TH AVENUE, VANCOUVER, BC



LOCATED IN VANCOUVER'S THRIVING ARMOURY DISTRICT
WITH UNDERLYING BROADWAY PLAN DEVELOPMENT POTENTIAL

IDEAL FOR OWNER / USERS, INVESTORS & DEVELOPERS



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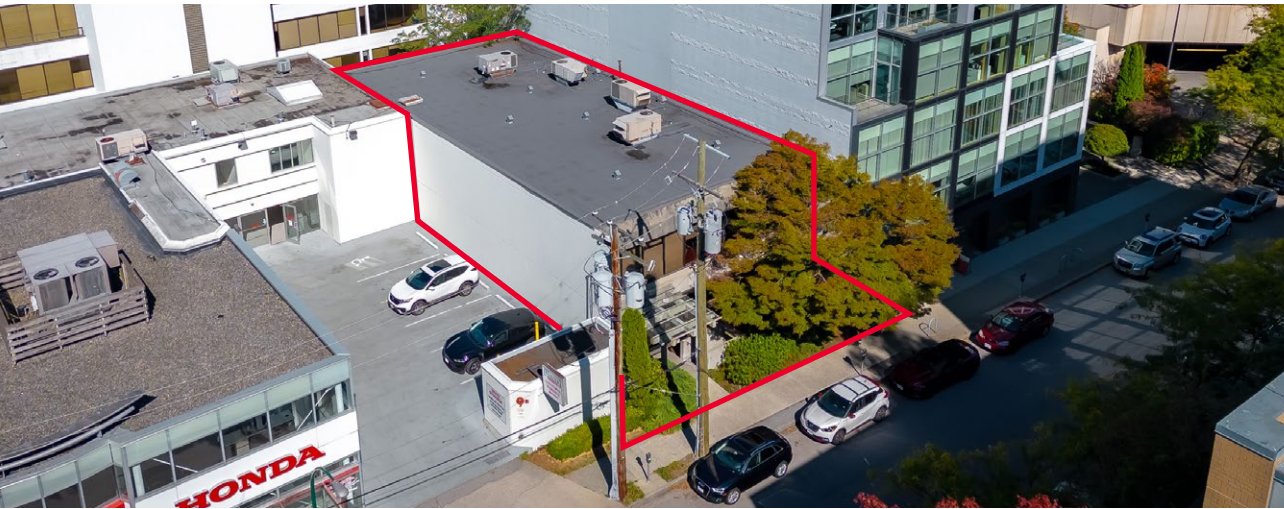
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OPPORTUNITY

An exceptional opportunity to invest, or position your business in the heart of Vancouver's boutique design district. The Armoury District, located just northwest of Granville Island, has completely transformed into a creative hub, which is now home to some of the city's top interior design firms, tech firms, engineer / architect firms, galleries, fine food purveyors and luxury automotive dealerships.


The move in ready office space is efficient and well appointed. More importantly the underlying land has incredible residential development potential.



BUILDING FEATURES

- Two storey, concrete office building with single level of secured below building parking
- Well built out, move in ready office improvements
- Building office space is easily demised into two separate units
- Floor to ceiling glazing on north and south aspects
- HVAC through out serviced by four gas fired air handling units located on the roof
- Supplemental base board heating
- 300 amp with 5 100 amp sub-mains (five meters)
- Flat roof with double membrane system

PROPERTY DETAILS

CIVIC ADDRESS	1777 West 8 th Avenue, Vancouver
LEGAL ADDRESS	The West 42 Feet of Lot 18 Block 308 District Lot 526 Plan 590
PID	015-209-776
LOT AREA	5,040 sf (42' x 120')
BUILDING AREA	7,202 sf
PARKING	13 secured stalls / 3 surface stalls
CURRENT ZONING	C-3A / Commercial
BROADWAY PLAN	FGBE
PROPERTY TAXES	\$63,642.20
TENANT	 DEHONEY FINANCIAL GROUP
LEASE EXPIRY	August 31, 2025
NET OPERATING INCOME	\$170,000
LISTING PRICE	\$9,180,000 \$8,282,300

LOCATION

Located on West 8th Avenue off Burrard Street. The location offers easy and convenient access to downtown, Kitsilano, Fairview, Olympic Village and Mount Pleasant via car, bike or transit. This is an ideal location within close proximity to an abundance of amenities including: coffee shops, restaurants, banks, fitness facilities and nearby Granville Island and West 4th Avenue.



NOTABLE BUSINESSES IN THE ARMOURY DISTRICT

The Armoury District continues to ascend as one of Vancouver’s most sought-after commercial locations serving as one of the last underdeveloped periphery nodes. Through time, the Armoury District has evolved to form one of the most distinct concentration of creative manufacturing and showroom areas in the City. Renowned architects, interior designers, fashion designers, technology firms and luxury automobile dealers call the Armoury District home and combine to form unparalleled character.

The area is uniquely positioned to benefit from future redevelopment, densification, rapid transit and expanded amenities. The Armoury District will continue to attract established creative users while also drawing from a wider creative class as the life sciences, health, technology, and animations industries expand across the periphery markets

AM ARCHITECTURE	artoffice	AmoStar	bloom furniture studio	BRUNNEN	studioHuB architects	Interface	ALOE	burgerford
POSTSCRIPT	FORM & FUNCTION	That's It	WESTHILL INTERIORS	ROBERT ALLAN	SOL CONSTRUCTION	SHIFT INTERIORS	GAILE GUEVARA STUDIO	ANDREA BODMAN INTERIORS
APPLIED HEALTH & WELLNESS	SCOTT FONG DESIGN	MATTE BLACK	ARMANI/CASA	dys architecture	EAST & WEST PERSIAN & ORIENTAL CARPET SERVICE	banter grace & lollipop.	partico DESIGN GROUP	THE GALLERIA
inMan summer	InPrint	FRONTIER FLOORING	IRIDIA MEDICAL	LOTUS	PRADO CAFE	FRANCL ARCHITECTURE	KREEL CREATIVE	
SMITH BRADSHAW COLLIOTT	Yaju Homes Ltd.	Z.E.I. PHOTO MOUNTAIN	INTENT HEALTH CLINIC	bucci	Rockless	janisgosbee DESIGN INC	provide	SWITZERCREATIVE
suburban	J.H. TEE ANTIQUES LTD.	THE BUILDING DOOR COMPANY	E	LEICHT Germanhaus	GALLERY JONES	JANICE WONG STUDIO	BANNER	
RIGHT SHOE	ROOM®	FRAMED	Alta Moda HAIR SALON	FROM AGE	— FOODS	KELLY DECK	EDERZA GALLERY	East India Carpets
SP AUTO GROUP	GGP	LAMBORGHINI	MCL MOTOR CARS	MILE'S END MOTORS	LATTIMER GALLERY	SALINE INTERIOR DESIGN LTD.	BRADFORD hardware	
Placencia LEBEAU	Regency	THREE CENTURIES SHOP	brougham	LUMINOSA	LIVINGSPACE	ambient	EH CURATED HOME	FERRARI
allinity auto	eggbeater	CREATIVE HOME furnishings	30 CITY	Signature Events	JNNOVERA	Belf Cafe	V	ANN SACKS
stone tile	Rēdi	WEISSACH	stonequest	hipknetik	rennie	lululemon	COSENTINO	JANAKI LARSEN STUDIOS



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MOVE IN READY
OFFICE IMPROVEMENTS



EXISTING ZONING

Zoning Bylaw-C-3A

The C-3A bylaw permits a wide range of goods and services; to maintain commercial activities, specialized services and some light manufacturing uses while preserving the character and general amenity of the area and its immediate surroundings, and to provide for dwelling uses compatible with commercial uses.

Permitted Uses

- Agricultural Uses
- Cultural and Recreational Uses
- Dwelling Uses
- Fitness Uses
- Institutional Uses
- Manufacturing Uses
- Office Uses
- Parking Uses
- Retail Uses
- Service Uses
- Utility and Communication Uses
- Wholesale Uses
- Transportation and Storage Units
- Utility and Communication Uses

BROADWAY PLAN DESIGNATION

Granville/Burrard Slopes - Area E

Intent

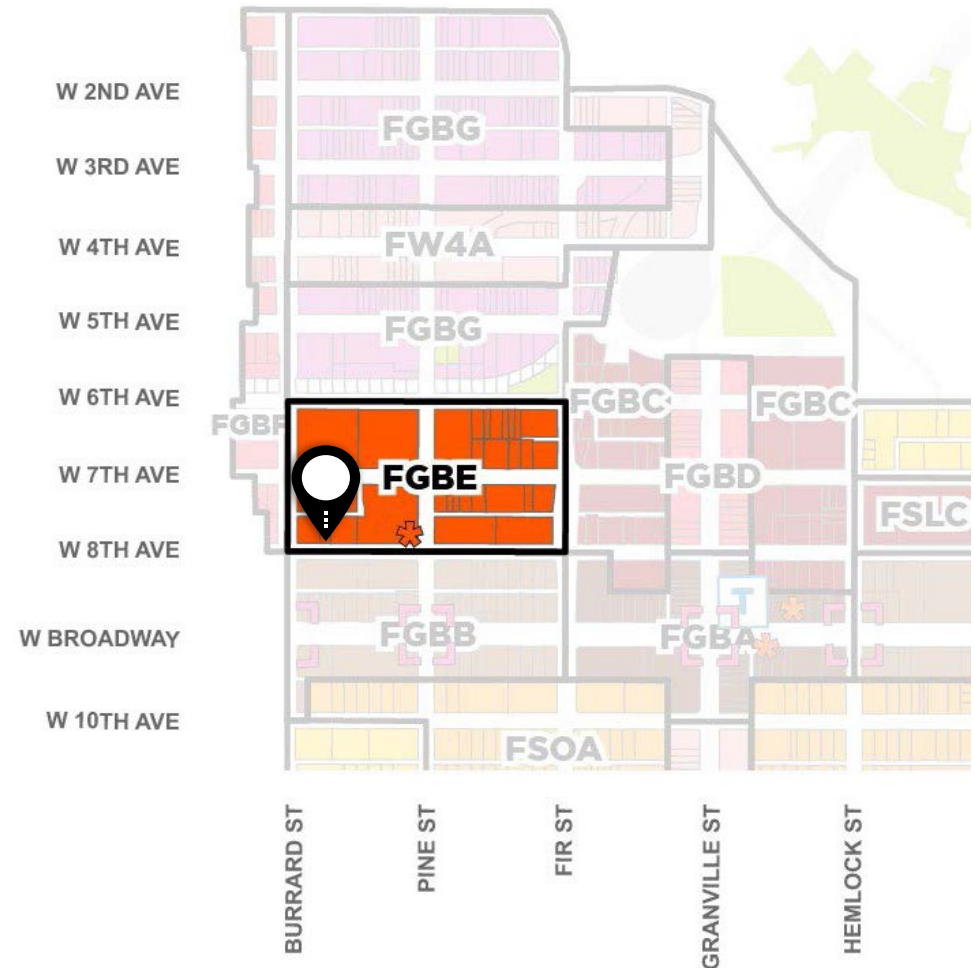
Introduce new opportunities for affordable housing and small-scale local retail/service uses.

FGBE Policy Summary Table

Policy Area	Granville/Burrard Slopes - Area E		FGBE
Uses	Retail/Service, office, residential		
Option/Tenure	Strata ownership housing with a minimum 20% of residential floor area secured as non-profit social housing.	Sites fronting Burrard Street or West 6th Avenue; strata ownership, housing contributing towards community amenities.	
Max Height	20 storeys	5 - 10 storeys	
Max Density	7.5 FSR	3.5 - 4.5 FSR	
Min Frontage**	45.7 m (150 ft.)	45.7 m (150 ft.) or 30.5 m (100 ft.) for sites fronting Burrard Street	
Notes	Building heights along Burrard Street are restricted by the C-3A Burrard Street View. Achievable density along Burrard will depend on height restrictions and urban design performance.		
	See Land Use (Chapter 7) for cases where lesser side frontage may be considered at the discretion of the Director of Planning		

Additional Policies

- A minimum 0.25 FSR of retail/service of office uses is required
- Require continuous active ground floor retail/service uses along Burrard Street
- Encourage provision of on-site public open space (i.e. larger POPS or enhanced corner setbacks) at locations indicated on the FGBE key map (see Public Realm Framework Chapter 15 for more details)
- There will be a maximum of three towers per block face. Where there are two or more towers on a block face prior to adoption of the Broadway Plan, one additional tower can be considered.





WALK SCORE
WALKER'S PARADISE
100



BIKE SCORE
BIKER'S PARADISE
99



TRANSIT SCORE
EXCELLENT TRANSIT
99



- BROADWAY SUBWAY
- CANADA LINE
- MILLENNIUM LINE
- EXPO LINE





**STEPS FROM THE NEW BROADWAY LINE
OPENING IN 2026**

AMENITIES & NOTABLE PROJECTS IN THE AREA



**9
CAFÉS**



**20+
RESTAURANTS**



**4
GYMS**



**20+
SERVICE
RETAILERS**



**9
GROCCERS**

THE ARBUTUS GREENWAY

The Arbutus Greenway was started in 2016 with the intention of becoming one of several walking and biking paths being developed for the purpose of encouraging active and sustainable transportation. The greenway is currently improved with an asphalt path connecting False Creek to the Fraser River. In 2018, City Council endorsed enhancing the path with key safety improvements, coordination of connects to the Arbutus SkyTrain Station and adjacent development. The long-term vision for the Arbutus Greenway is to add a streetcar which aligns with the Arbutus Official Development and Transportation 2040 plans.



Señákw DEVELOPMENT

The Señákw Development is a joint venture between Nch'kay Development Corporation, the economic development arm of the Squamish Nation and Westbank Projects. The site comprises 10.5 acres and, once complete, will deliver 4,000,000 square feet with +6,000 rental homes, 1,200 affordable homes and nearly 200,000 square feet of commercial space. The project will be the largest net zero carbon residential project in Canada and will also be the largest First Nations economic development project in Canadian history. Furthermore, Señákw will deliver more than 7.5 acres of public space including neighbourhood amenities such as restaurants, fitness centre, grocery store and daycare. Once completed, the project will consist of 11 towers to be constructed across four phases with an estimated final completion date of 2033.



MOLSON DEVELOPMENT

The former Molson Brewery site was acquired by acclaimed Vancouver developer Concord Pacific in 2016. Although this site does not fall within the Broadway Plan, early indications from Concord Pacific suggest that the site facilitate a 1,800,000 square foot high-tech enclave with 300,000 square feet of office, 3,000 homes and a retail component throughout a series of towers upwards of 25 storeys tall. Although no formal plan exists yet, Concord Pacific is currently undertaking the entitlement and planning process with the City of Vancouver with the property slated to become a vibrant addition to Vancouver and serve as a pillar for growth in the surrounding community.

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