

FOR SALE

170 - 220 VICTORIA DRIVE, VANCOUVER, BC

IRONWORKS

3,301 SF LIGHT INDUSTRIAL / FLEX SPACE AT IRONWORKS

- Rare opportunity to acquire a beautifully improved light industrial space in the award winning Ironworks development
 - High 20' ceiling heights
 - Mezzanine office
 - Direct Grade level loading
 - 3-phase power
 - Impressive office and showroom build out - move in ready



Matthew MacLean*

Executive Vice President

+1 604 640 5855

matthew.macleam@ca.cushmanwake.com

*Personal Real Estate Corporation

Andrei Jelescu*

Associate Vice President

+1 604 640 5812

andrei.jelescu@ca.cushmanwake.com

*Personal Real Estate Corporation

700 West Georgia Street

Vancouver, BC

+1 604 683 3111

cushmanwakefield.ca



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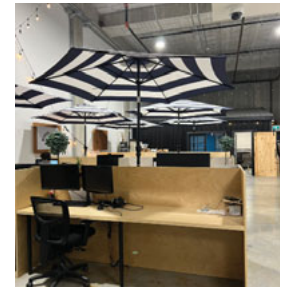
IRONWORKS

LOCATION

- Located in Port Town, Grandview-Woodland, one of the fastest growing neighbourhoods in Vancouver
- 10 minutes from downtown Vancouver
- 10 minutes from Highway 1
- 5 minutes from Port of Vancouver
- On major transit lines
- Surrounded by amenities such as restaurants, craft breweries, cafés and food markets
- One block north of Hastings Street and two blocks east of Commercial Drive

PROPERTY FEATURES

- Contemporary mixed-use space with showroom, office and warehouse
- Secure underground parking
- Visitor parking
- Bike storage and end-of-trip facilities
- Common roof-top deck
- Common mews area with food vendors
- Electric vehicle charging stations
- Direct grade loading to unit and common dock loading facility



Address	170 - 220 Victoria Drive, Vancouver, BC	
Size	Ground Floor	2,615.63 SF
	Mezzanine	685.37 SF
	TOTAL	3,301.00 SF
Monthly Strata Fees	\$1,250.00	
Gross Taxes (2023)	\$19,992.80	
Zoning	I-2	
Parking	Three (3) secured underground stalls and one (1) surface stall + loading bay parking	
Loading	One (1) grade loading door	
Power	3-phase power	
Ceiling Heights	20' clear ceiling heights	
Asking Price:	Please contact listing agents	



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