

8242 Ontario Street

Vancouver, BC

Rare opportunity to purchase a 9,000 SF freestanding building in the South Vancouver area.



Contact

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Property Summary

Legal Address	8242 Ontario Street, Vancouver, BC
Legal Description	Lot 9, Block 1, District Lot 322, Land District 36, Plan VAP 8102
PID	010-253-386
Lot Size	13,100 SF
Building Area	9,000 SF
Zoning	I-2 Industrial 3.0 FSR allows for multi-level redevelopment
Property Taxes	\$47,014.90 (2023)
Environmental Report	Available upon accepted agreement
Parking	8 stalls at rear & 2 stalls at front
Loading	Grade loading off lane

Price
\$6,588,000
\$502.90 psf on land

 **Vacant Possession**

The Location

8242 Ontario Street offers a prime location within walking distance of Marine Gateway, a popular transit-oriented retail and entertainment center with various amenities. The area is experiencing rapid growth in both commercial and residential sectors, with plans for future retail expansion. This presents a rare chance to be part of the revitalization of the surrounding area.

Future Development Nearby:

- Marine Gateway Phase 2 Redevelopment



Property Features

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Concrete block building



Ceiling heights 9' - 14'



Single phase electrical service



Layout provides flexible options



Environmental Phase I completed



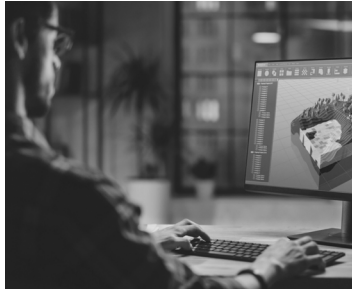
NEARBY AMENITIES (WITHIN 2KM)

42

RESTAURANTS & FOOD SERVICES

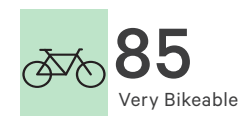
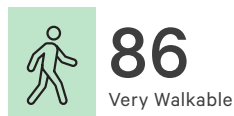
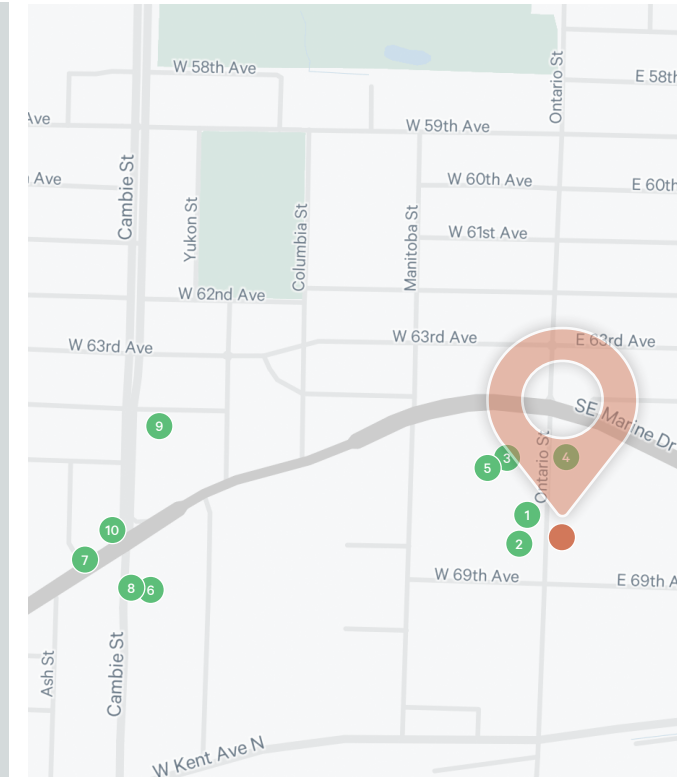
36

RETAIL & SERVICES



Amenities

- 1 Starbucks
- 2 Canadian Tire
- 3 Marshalls
- 4 Kal Tire
- 5 Best Buy
- 6 Tim Hortons
- 7 Joy Café
- 8 A&W Canada
- 9 MC2 Dental
- 10 Scotiabank



Source: Walkscore.com

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