

106 8838 Heather St

Vancouver, BC



FOR SALE
INDUSTRIAL STRATA UNIT

IPG ICONIC
PROPERTIES
GROUP

 **STONEHAUS**
REALTY

DRIVING DISTANCE

YVR INTERNATIONAL AIRPORT	7 min Drive
PORT OF VANCOUVER	27 min Drive
US BORDER	40 min Drive



OPPORTUNITY

DETAILS

Iconic Properties Group presents this prime industrial unit in South Vancouver Business Center, perfect for investors or owner-users.

Flexible I-2 zoning supports diverse business activities. Conveniently located near the Oak Street Bridge, offering quick access to YVR and the Lower Mainland.

Features include one dock loading door, two bathrooms, and plenty of storage space in the warehouse and mezzanine levels. Ideal for those seeking a versatile and strategically positioned space. Don't miss this opportunity to secure a premium location for your business needs.

CIVIC ADDRESS	106 8838 Heather St, Vancouver
PID	016-047-044
NEIGHBOURHOOD (NCP)	Marpole
ZONING	I-2 Industrial
YEAR BUILT	1990
UNIT SIZE	2,583 sqft
CEILING HEIGHT	9 ft 5 in
STRATA FEE	\$307.64 / month
PROPERTY TAX (2023)	\$7,689.69
ASKING PRICE	\$1,150,000

Drive times are approximate and subject to change without notice

PHOTOS

Unit 106



Loading Dock



Unit Interior View

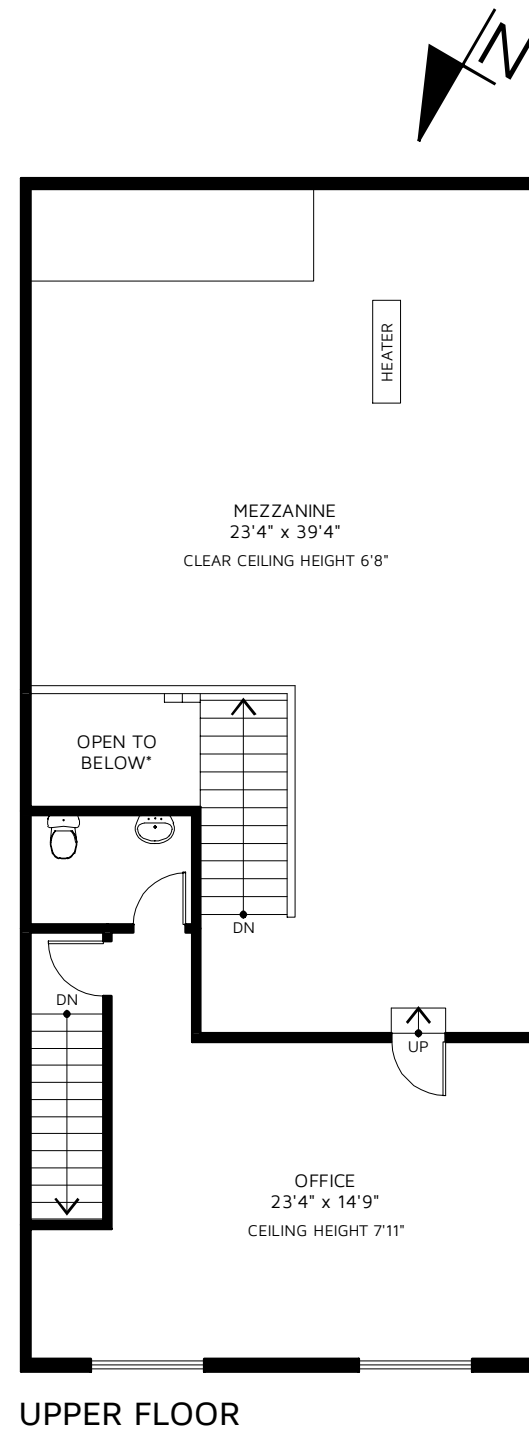
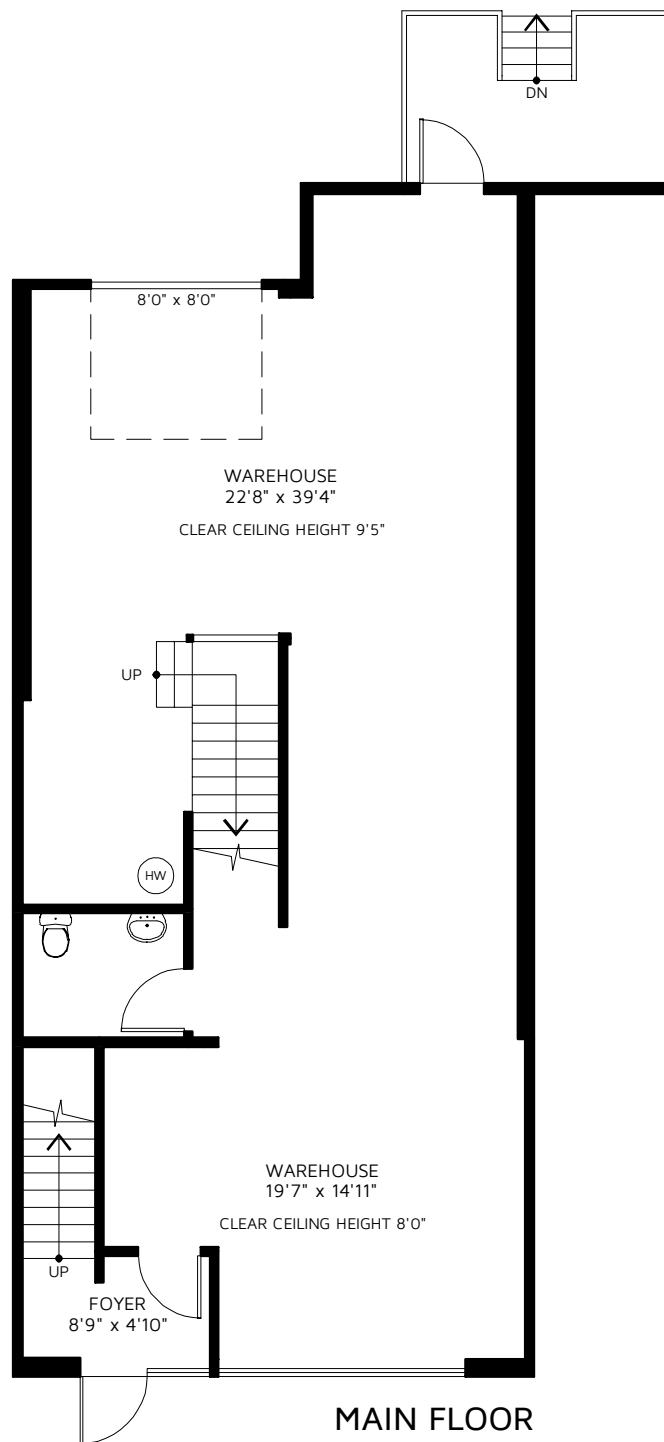


Loading Dock

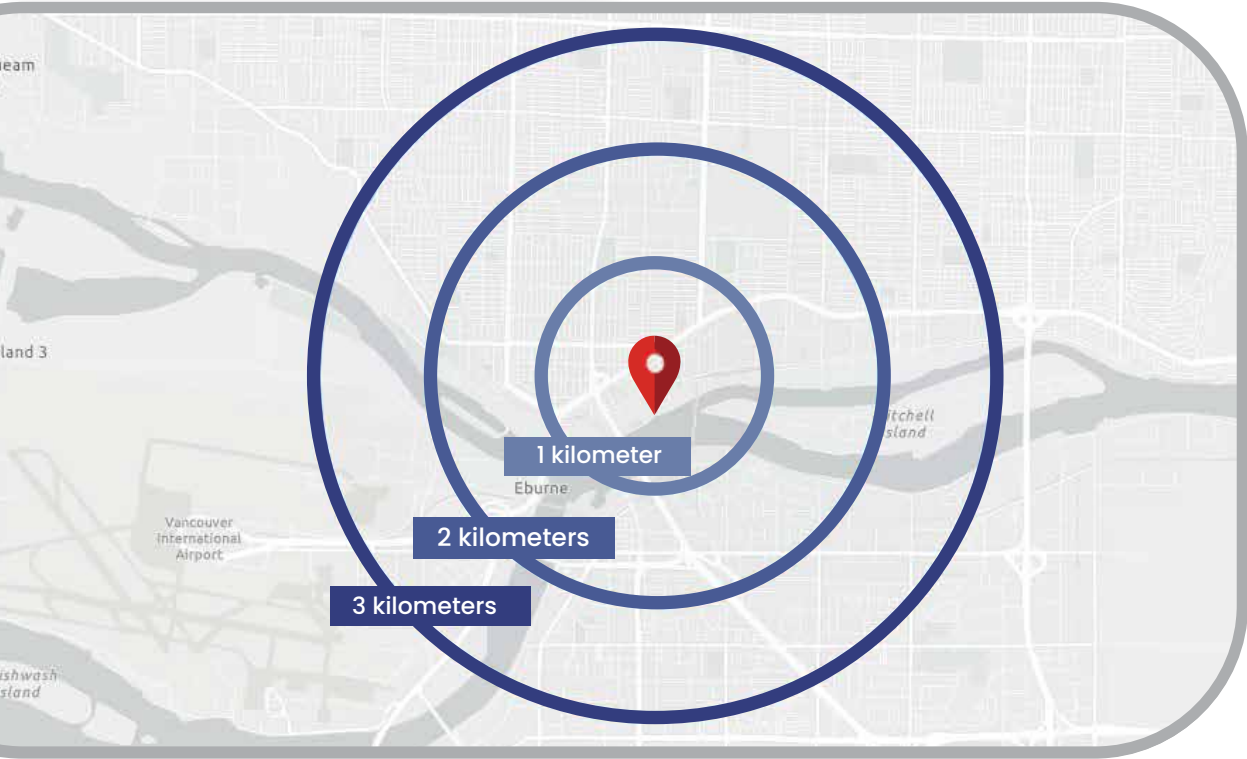


FLOOR PLANS

UPPER FLOOR 1,300 SQ FT
 MAIN FLOOR 1,283 SQ FT
GROSS LEASABLE AREA 2,583 SQ FT



DEMOGRAPHICS




LOCATION

Located at 8838 Heather Street in Vancouver's South Vancouver Business Center, this industrial property offers prime access to key areas.

It's near Granville Street and SW Marine Drive, providing excellent connectivity. The Marine Drive Skytrain Station is a short walk away, facilitating easy commutes. The site is well-positioned for business operations, with quick access to YVR Airport and major routes throughout the Lower Mainland.

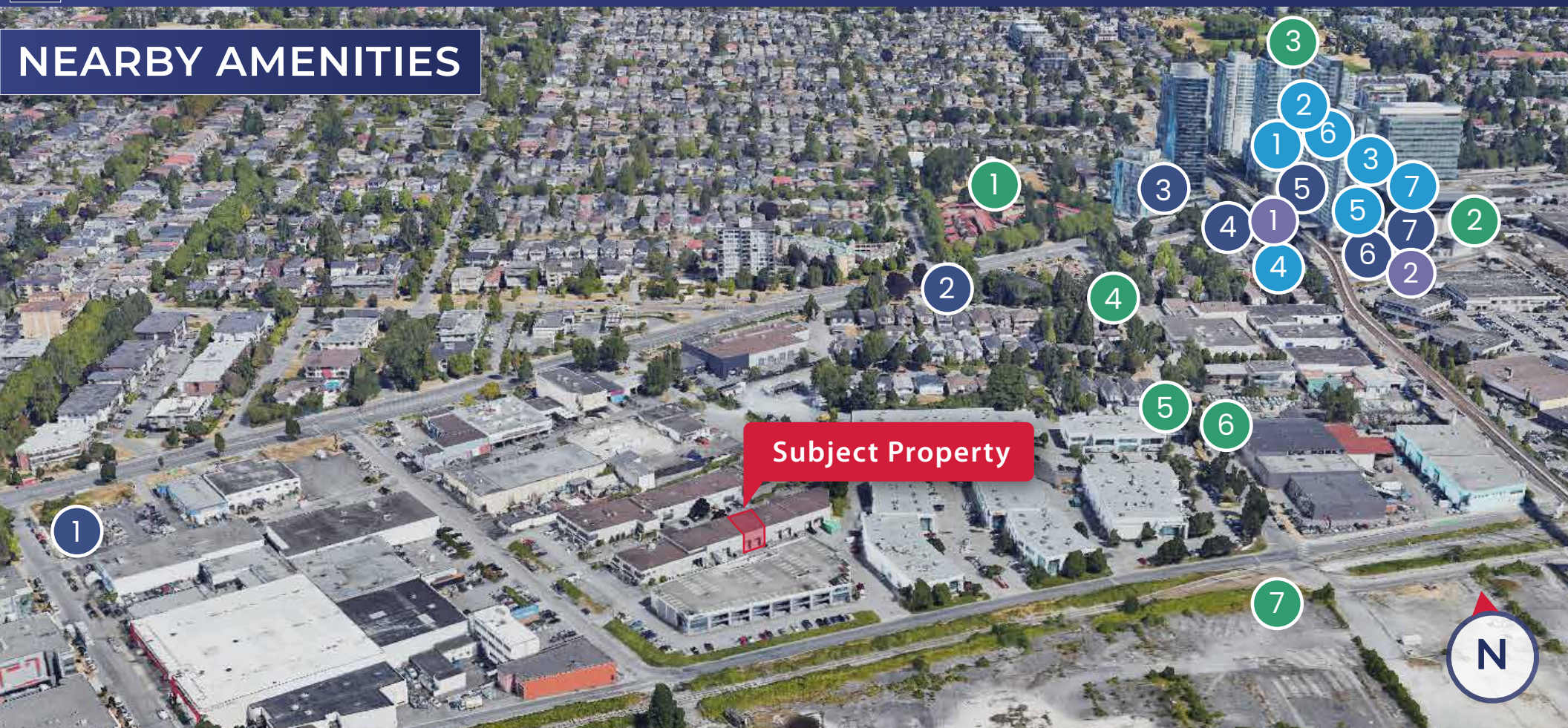
With its strategic location, excellent transport links, and proximity to essential amenities, this industrial property at 8838 Heather Street is an outstanding choice for businesses seeking a prime location in Metro Vancouver area.

Distance	1 km	2 km	3 km
Population (2024)	14,172	44,409	94,745
Population (2025)	15,931	50,149	107,526
Projected Annual Growth (2024 - 2025)	12.4%	12.9%	13.4%
Median Age	37.7	39.0	39.3
Average Household Income (2024)	\$90,119	\$104,389	\$117,702
Average Persons Per Household (2024)	2.0	2.3	2.5



70,338
VEHICLES PER DAY
Route 99, at the south end of the Oak Street Bridge, Richmond

NEARBY AMENITIES



FOOD & DRINK

- 1 McDonald's
- 2 Subway
- 3 Panago Pizza
- 4 A&W Canada
- 5 Fresh Slices
- 6 Starbucks
- 7 OutTakes Backstage Bistro

SHOPS & SERVICES

- 1 Scotiabank
- 2 RBC Royal Bank
- 3 CIBC Banking Centre
- 4 BMO Bank Montreal
- 5 TD Canada Trust
- 6 Shoppers Drug Mart
- 7 T&T Supermarket

PARKS & RECREATION

- 1 Ash Park
- 2 Fitness World
- 3 Wilson Park

Transit Stations

- 1 Marine Drive Station
- 2 Marine Drive StnBay 1

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NOTHING BUT ICONIC

**Personal Real Estate Corporation*

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