

# 786 POWELL STREET

VANCOUVER, BC

IPG

STONEHAUS  
REALTY

# For Sale

INDUSTRIAL BUILDING

**Khash Raeisi\***  
Founder

P: 778.787.7029  
E: [khash@iconic.com](mailto:khash@iconic.com)

*\*Personal Real Estate Corporation*

# DETAILS

<b>CIVIC ADDRESS</b>	786 Powell Street Vancouver, BC, V6A 1H6
<b>PID</b>	011-906-219
<b>NEIGHBOURHOOD</b>	Strathcona
<b>ZONING</b>	M-2 Industrial
<b>TOTAL LOT SIZE</b>	3.050 sqft.
<b>CURRENT NOI</b>	\$133,437
<b>ASSESSMENT (2024)</b>	\$2,601,000
<b>PROPERTY TAX (2024)</b>	\$32,346
<b>PRICE</b>	Contact Agent

# OPPORTUNITY

Iconic Properties Group introduces a lucrative investment opportunity—a renovated standalone building in Strathcona, fully leased to professionals. Upgraded extensively in 2020, it features modern amenities, seismic resilience, and M-2 zoning with 5.0 FSR redevelopment potential.

Recent improvements include a state-of-the-art electrical system with energy-efficient LED lighting, advanced HVAC infrastructure, and a modern sprinkler system. Conveniently located for easy access to Vancouver's core and Highway 1, this property offers strategic positioning.

Don't miss this chance to invest in a meticulously upgraded property, strategically poised for future growth and financial stability.



# NEARBY AMENITIES

## FOOD & DRINK

- 1 New Town Bakery & Restaurant
- 2 Liquids + Solids
- 3 Starbucks
- 4 Dosanko
- 5 St. Lawrence

## SHOPS & SERVICES

- 1 Union Market
- 2 Vancouver Flea Market
- 3 Shirtland Drycleaners
- 4 International Village Mall
- 5 Chinatown Plaza

 BUS STOP

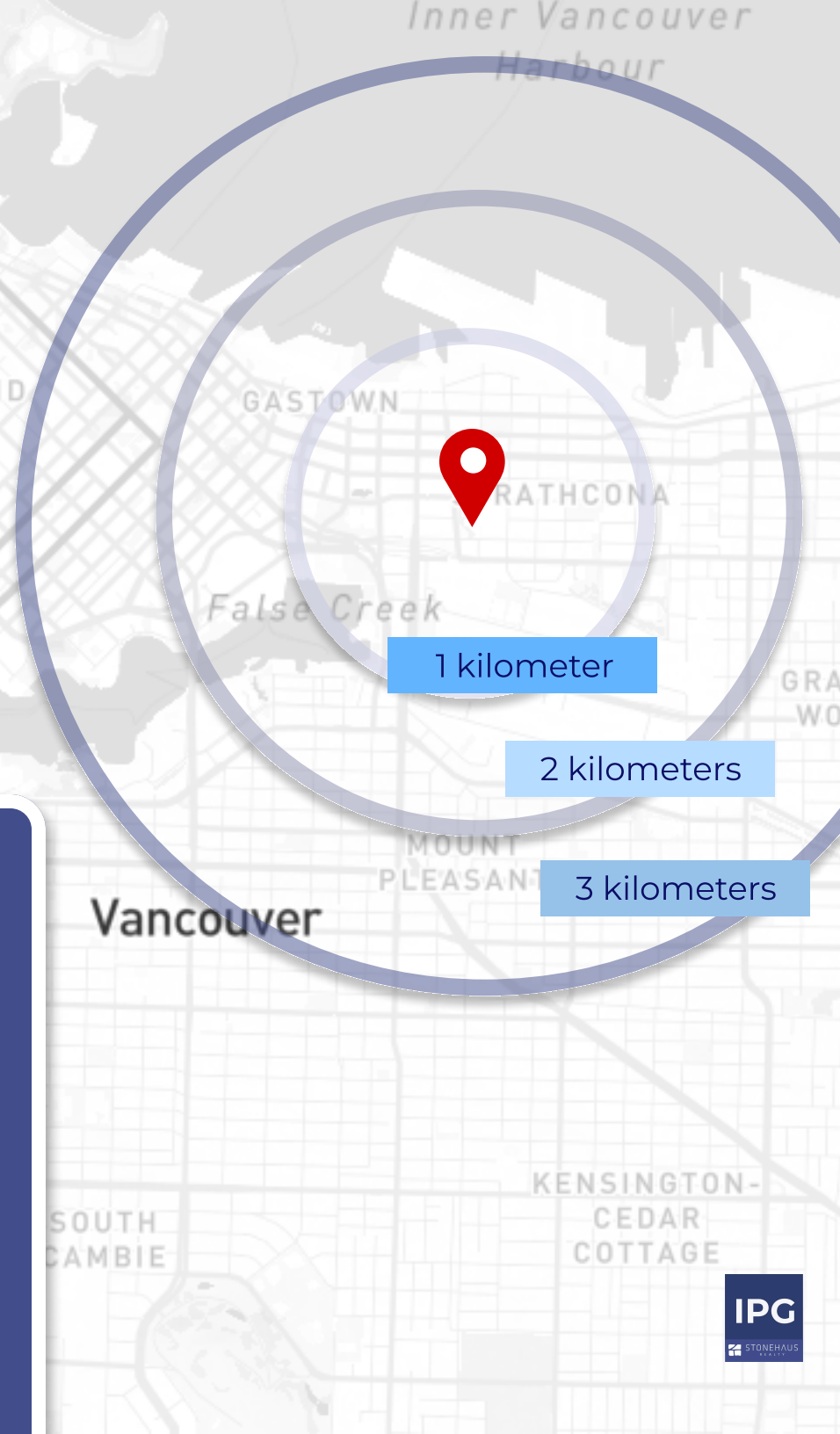


# DEMOGRAPHICS

786 Powell Street is located in between the well-known neighbourhoods of Railtown and Strathcona in Vancouver's Downtown Eastside. This area features multiple uses including industrial, retail, and an emerging amount of tech and business professionals.

This area is becoming more and more desirable as it has numerous restaurants, showrooms, fashion studios, and offices for tech firms. Neighbouring tenants include Ask for Luigi, Aritzia, Starbucks, Vancouver Urban Winery, Herschel Supply Co., and Bloom Furniture Studio.

The site has easy access to Highway 1 to enter the North Shore or the rest of Metro Vancouver & the Fraser Valley, and it boasts fantastic proximity to the Port of Metro Vancouver and Downtown Vancouver.



	1 km	2 km	3 km
<b>Population (2024)</b>	14,812	56,136	171,022
<b>Population (2029)</b>	16,686	62,048	188,153
<b>Projected Annual Growth (2024-2029)</b>	12.65%	10.53%	10.02%
<b>Median Age</b>	43.4	38.9	38.2
<b>Average Household Income (2024)</b>	\$75,725.02	\$102,695.93	\$117,386.32
<b>Average Persons Per Household</b>	2	2	2



RECEPTION AREA



WORKSHOP



OFFICE AREA



BACK PARKING



# NORTH EXPOSURE

HAWK STREET

**SUBJECT PROPERTY**



# SOUTH EXPOSURE

POWELL STREET

**SUBJECT PROPERTY**

**Khash Raeisi\***  
**Founder**  
**P: 778-987-7029**  
**O: 778-819-2776**  
**E: khash@iconic.com**  
*\*Personal Real Estate Corporation*

**IPG**  
 STONEHAUS REALTY

**Coquitlam Office**  
 1126 Austin Avenue,  
 Coquitlam, BC  
 V3K3P5

**NOTHING BUT ICONIC**  
[www.iconic.com](http://www.iconic.com)

**South Vancouver Office**  
 7235 Fraser Street  
 Vancouver, BC  
 V5X 1R7

[VANCOUVER@RAYACOM.COM](mailto:VANCOUVER@RAYACOM.COM)

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