

786 POWELL STREET

VANCOUVER, BC

**PRICE
REUCTION!**
Over 4.5% CAP

FOR SALE

**FULLY-RENOVATED FREESTANDING
INDUSTRIAL OFFICE BUILDING**

IPG ICONIC
PROPERTIES
GROUP

 **STONEHAUS**
REALTY

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. Notably, it includes **built-in rental escalations**, ensuring the potential for increasing returns. With a **4.5% cap rate**, with an **increase to 4.7% in year three**, secure a hassle-free, income-producing asset in a thriving area. Don't miss this chance to invest in a meticulously upgraded property, strategically poised for future growth and financial stability.

DETAILS

CIVIC ADDRESS	786 Powell St, Vancouver, BC
PID	011-906-219
NEIGHBOURHOOD (NCP)	Strathcona
ZONING	M-2 Industrial
YEAR BUILT	1978
TOTAL LOT SIZE	3,050 sqft
TOTAL BUILDING SIZE	4,682 sqft
LOADING TYPE	1 Grade Loading
CURRENT NOI	\$133,437 (approximate)
CAP RATE	4.5% in Year 1 4.7% in Year 3
PROPERTY TAX (2023)	\$32,346.20
ASSESSMENT (2024)	\$3,329,000
NEW ASKING PRICE	\$2,949,000

DRIVING DISTANCE

VANCOUVER CENTERM TERMINAL	5 min Drive
WATERFRONT STATION	6 min Drive
PORT OF VANCOUVER	7 min Drive
VANCOUVER INTERNATIONAL AIRPORT	35 min Drive

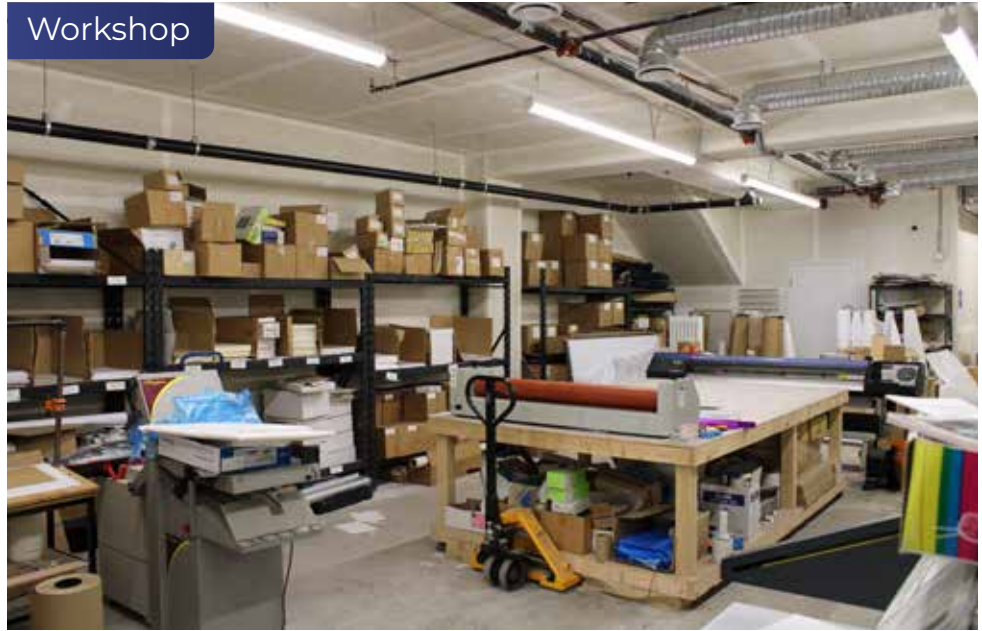


PHOTOS

Reception Area



Workshop



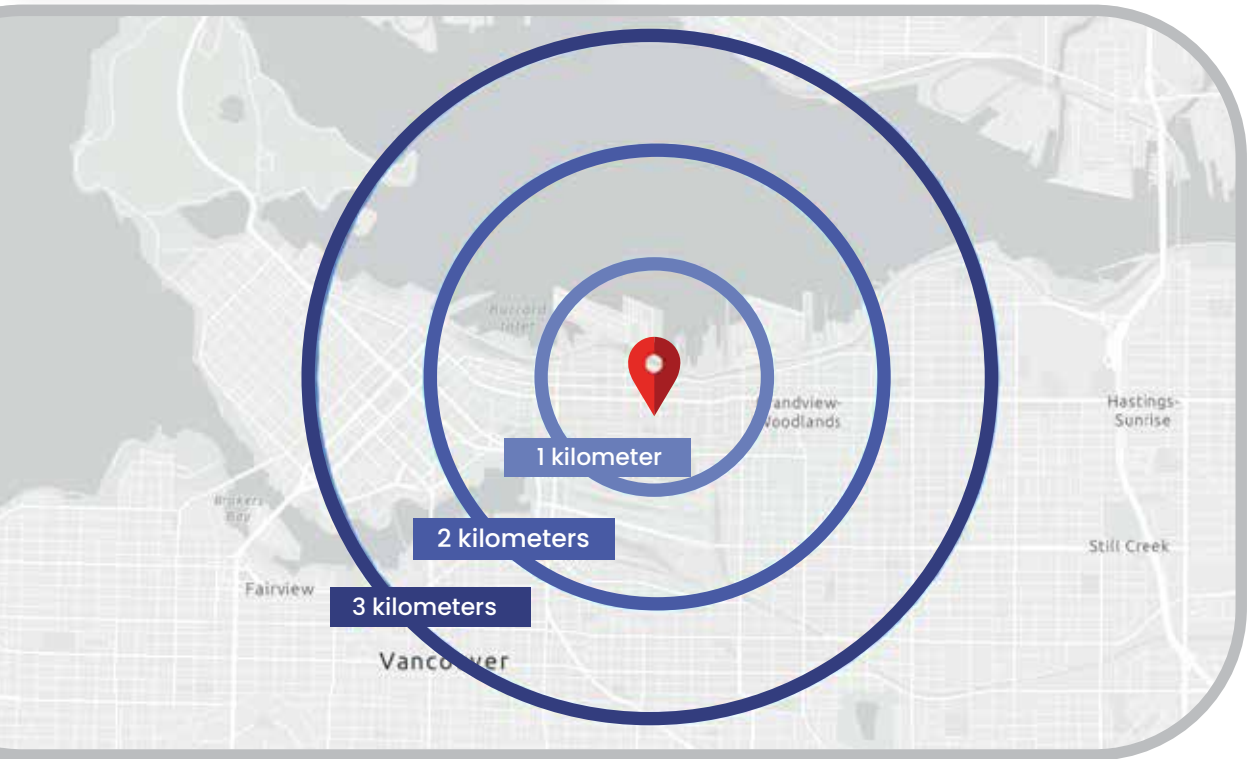
Office Area



Back Parking



DEMOGRAPHICS



Distance	1 km	2 km	3 km
Population (2024)	14,812	56,136	171,022
Population (2025)	16,686	62,048	188,153
Projected Annual Growth (2024 - 2025)	12.65%	10.53%	10.02%
Median Age	43.4	38.9	38.2
Average Household Income (2024)	\$75,725.02	\$102,695.93	\$117,386.32
Average Persons Per Household	1.7	1.7	1.8

LOCATION

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, Railtown Cafe, 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.

NEARBY AMENITIES



Subject Property



Vancouver Centerm Terminal



FOOD & DRINK

- 1 Pink Pearl
- 2 Liquids + Solids
- 3 Starbucks
- 4 Dosanko
- 5 St. Lawrence
- 6 New Town Bakery & Restaurant
- 7 The Old Spaghetti Factory (Gastown)

SHOPS & SERVICES

- 1 The Home Depot
- 2 Union Market
- 3 Vancouver Flee Market
- 4 Shirtland Drycleaners
- 5 Chinatown Plaza
- 6 International Village Mall
- 7 Harbour Centre

PARKS & RECREATION

- 1 The Hive Bouldering Gym
- 2 Oppenheimer Park
- 3 BC Place Stadium

EDUCATION

- 1 Vancouver Community College (Broadway)
- 2 Emily Carr University of Art & Design
- 3 Columbia College

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STONEHAUS
REALTY

NOTHING BUT ICONIC

**Personal Real Estate Corporation*