

FOR SALE

11,099 SF up to
56,678 SF



Powell & Franklin Industrial Land Assembly

Five properties, offered individually or as portfolio sale



THE OPPORTUNITY

The Powell & Franklin Portfolio represents a rare opportunity to acquire a multi-parcel land assembly within Vancouver’s tightly held East Vancouver industrial district. Comprising five properties totaling approximately 56,678 SF of land area, the offering provides investors, developers, and owner-users with exceptional scale and frontage in a supply-constrained market. The portfolio may be acquired individually or as a single assemblage, offering flexibility across a range of development, repositioning, or long-term hold strategies.



FSR

Up to 5.0 FSR



LAND AREA

Up to 56,678 SF



BUILDING AREA

Up to 27,098 SF

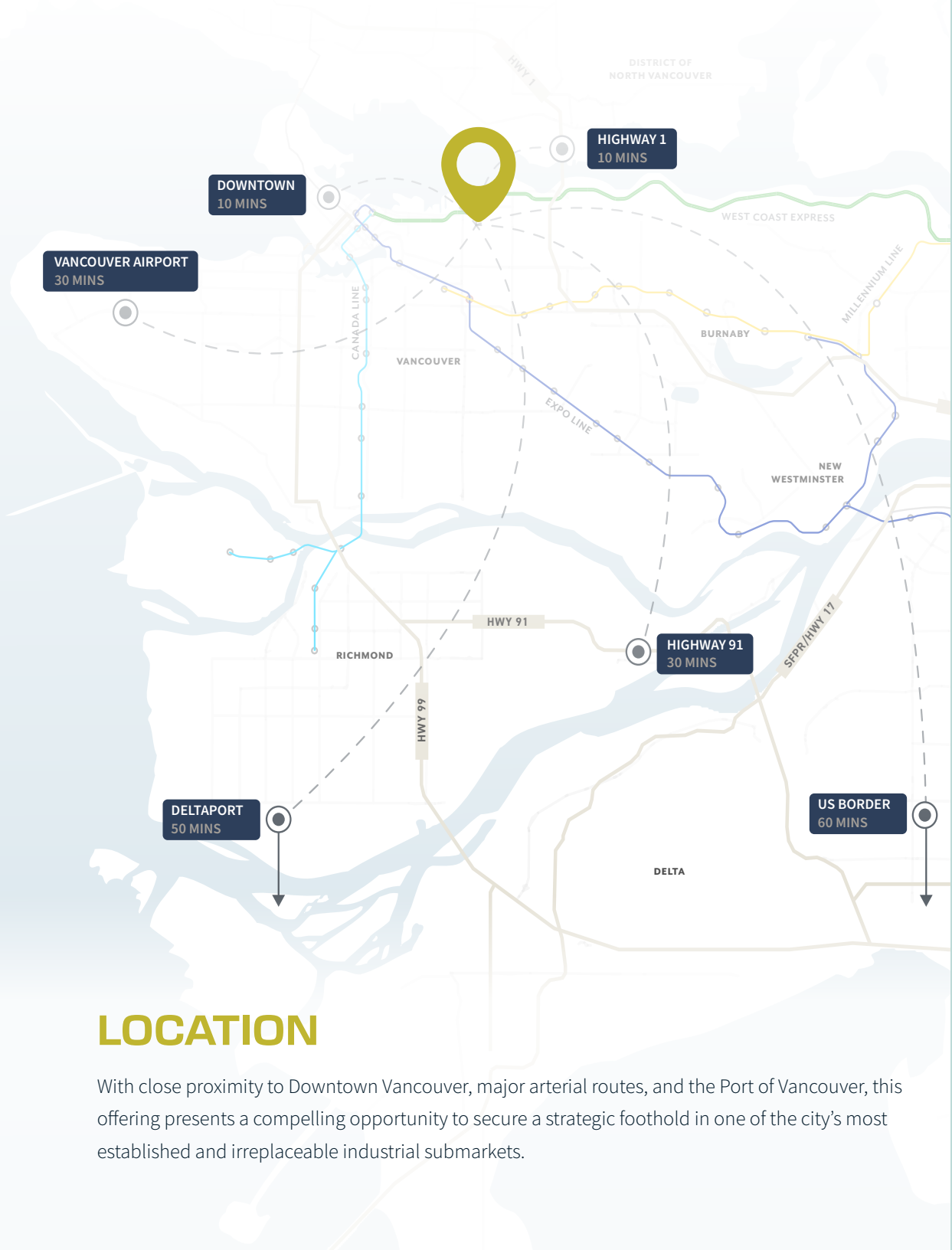


LOADING

Grade loading

HIGHLIGHTS

- ✓ Rare five-parcel land assembly totaling approximately 56,678 SF of land area
- ✓ Strategically located within East Vancouver’s industrial district
- ✓ Zoned M-2 (Industrial/Manufacturing District), supporting a broad range of industrial, service, and manufacturing uses
- ✓ Up to 5.0 FSR of available density, offered individually or as a single portfolio assemblage
- ✓ Large-scale footprint with excellent frontage and access
- ✓ Improvements primarily constructed between 1936–1959, providing clear long-term repositioning and redevelopment potential
- ✓ Situated in a supply-constrained, high-barrier industrial market
- ✓ Proximity to Downtown Vancouver, major arterial routes, and the Port of Vancouver
- ✓ Well suited for development, owner-user occupation, repositioning, or long-term hold strategies



LOCATION

With close proximity to Downtown Vancouver, major arterial routes, and the Port of Vancouver, this offering presents a compelling opportunity to secure a strategic foothold in one of the city’s most established and irreplaceable industrial submarkets.

PROPERTY PORTFOLIO



MAP KEY	ADDRESS	BUILDING SIZE	SITE SIZE	ASKING PRICE	PID	LEGAL DESCRIPTION
1	1352 Powell Street	3,900 SF	11,099 SF	\$5,549,500	015-653-846 015-653-854	LOT 8 & 9, EXCEPT THE NORTH 7 FEET NOW ROAD, BLOCK 5 OF BLOCK B DISTRICT LOT 182 PLAN 186
2	1376 Powell Street	6,755 SF	12,800 SF	\$6,400,000	015-309-487 015-309-495	LOT 35 & 36, EXCEPT THE NORTH 7 FEET NOW ROAD, BLOCK 5 OF BLOCK B DISTRICT LOT 182 PLAN 398
3	1376 Powell Street	-	6,775 SF	\$3,387,500	015-309-479	LOT 34, EXCEPT THE NORTH 7 FEET NOW ROAD, BLOCK 5 OF BLOCK B DISTRICT LOT 182 PLAN 398
4	Lot 21	-	6,204 SF	\$3,102,000	015-654-010	LOT 21 BLOCK 5 OF BLOCK B DISTRICT LOT 182 PLAN 186
5	1481 Franklin Street	16,443 SF	19,800 SF	\$9,900,000	015-309-509 015-309-517 015-309-525	LOT 37 & 38 & 39 BLOCK 5 OF BLOCK B DISTRICT LOT 182 PLAN 398
		27,098 SF	56,678 SF			





1376 Powell Street



1352 Powell Street



Lot 21



1481 Franklin Street



1376 Powell Street

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