

SOLD!

333 CLARK DRIVE

Strathcona Investment/Development/Owner-User Property



THE SUMMARY

Corbel Commercial is proud to announce the successful sale of 333 Clark Drive, a prime industrial asset located in the vibrant and evolving neighbourhood of Strathcona.

This well-positioned corner property is improved with a single-storey industrial building featuring two grade-level loading doors, high ceilings, one washroom, and convenient rear parking. The building offers a functional layout suitable for a variety of industrial or creative uses.

Situated at the southwest corner of Clark Drive and Franklin Street, the property enjoys a high-exposure location just minutes from downtown Vancouver. It is surrounded by some of the city's most dynamic districts, including Railtown, Chinatown, and Gastown.

Strathcona has rapidly emerged as a hub for both residential and commercial development, offering a diverse mix of amenities and an eclectic blend of local businesses. Notable neighbours include Strathcona Beer Company, Les Amis Du Fromage, The Garden Strathcona Café, Hype Chocolate Co., Wilet, and Prototype Coffee.

Just one block east, the Strathcona Village development by Wall Financial has delivered 350 residential units and over 60,000 square feet of commercial space, further energizing the area. With significant ongoing investment and an influx of new businesses and residents, this location is exceptionally well-positioned for continued growth and transformation.



SALIENT FACTS

Civic Address

333 Clark Drive, Vancouver BC

Legal Description

LT E, BLK A, PL VAP19655, DL182, NWLD, EP 16590, OF LOT 7

Lot Size¹

4,085 SF (Approx.)

Zoning

M-2 Industrial

Building Size¹

Please contact agent

PID

006-754-040

Property Tax

\$24,702.00 (2024)

Sale Price

\$2,325,000.00



¹All sizes are approximate and subject to verification
*Approved occupancy with the City of Vancouver is motor vehicle repair shop (F2) for unit No. 1 (1st storey), production rehearsal studios (F2) for Unit No. 2 (1st storey), and production rehearsal studio (F2) for Unit No. 3 (1st storey and mezzanine). Purchaser is responsible for obtaining all necessary municipal approvals and licenses for their occupancy.