

**SOLD!**

# 333 CLARK DRIVE

Strathcona Investment/Development/Owner-User Property





# THE SUMMARY

Corbel Commercial is pleased to announce the sale of 333 Clark Drive, located in the trendy neighbourhood of Strathcona. The site is improved with a 2,600 SF (Approx.)<sup>1</sup> industrial building, consisting of concrete block, and features two grade level loading doors, high ceilings, one washroom, parking at the rear and much more.

The subject property is located on the South West corner of Clark Drive and Franklin Street in the heart of trendy Strathcona, just minutes from downtown Vancouver and adjacent to Railtown, Chinatown and Gastown. The area has recently seen rapid growth in commercial and residential development and features an excellent mix of amenities nearby. The property features notable neighbours including Strathcona Beer Company, Les Amis Du Fromage, The Garden Strathcona Café, Hype Chocolate Co., Wilet, and Prototype Coffee. Just one block to the east, the Strathcona Village development by Wall Financial has added 350 new homes and over 60,000 SF of commercial space to the immediate area. This location is strategically poised for exceptional continued growth and massive transition with a huge influx of new businesses and residents occurring now.



# 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 Size<sup>1</sup>

4,085 SF (Approx.)

### Zoning

M-2 Industrial

### Building Size<sup>1</sup>

2,600 SF (Approx.)

### PID

006-754-040

### Property Tax

\$24,702.00 (2024)

### Sale Price

[Please contact agent](#)



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