



ROBERT THAM 604.609.0882 Ext. 223 robert@corbelcommercial.com MARC SAUL PREC 604.609.0882 Ext. 222 marc@corbelcommercial.com ENGREEITAGE

# THE OPPORTUNITY

333 Clark Drive sits prominently on the corner of Clark Drive and Franklin Street, 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 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.

This is an ideal opportunity for Investors, Developers and Owner-Users alike. Please contact us today to discuss the wide range of possibilities which are available with this opportunity.







## **SALIENT FACTS**

**Civic Address** 

333 Clark Drive, Vancouver BC

Lot Size1

4,085 SF (Approx.)

**Building Size<sup>1</sup>** 

2,600 SF (Approx.)

PID

006-754-040

**Legal Description** 

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

Zoning

M-2 Industrial

**Property Tax** 

\$24,702.00 (2024)

**Asking Price** 

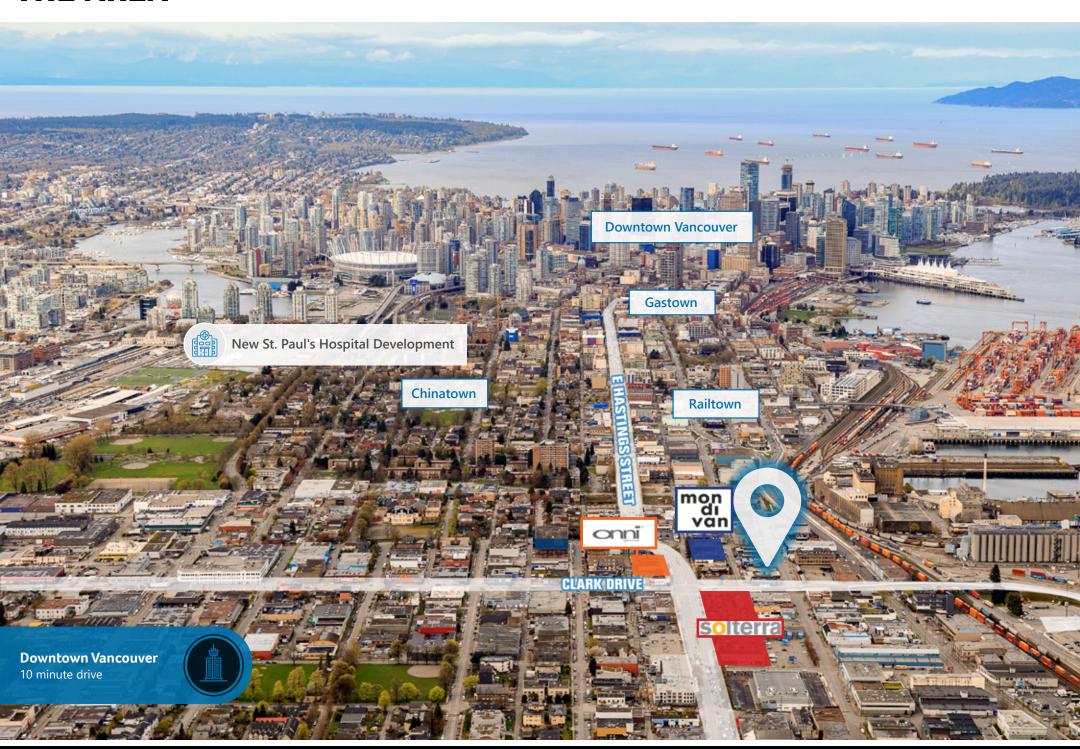
\$2,899,000.00 \$2,689,000.00

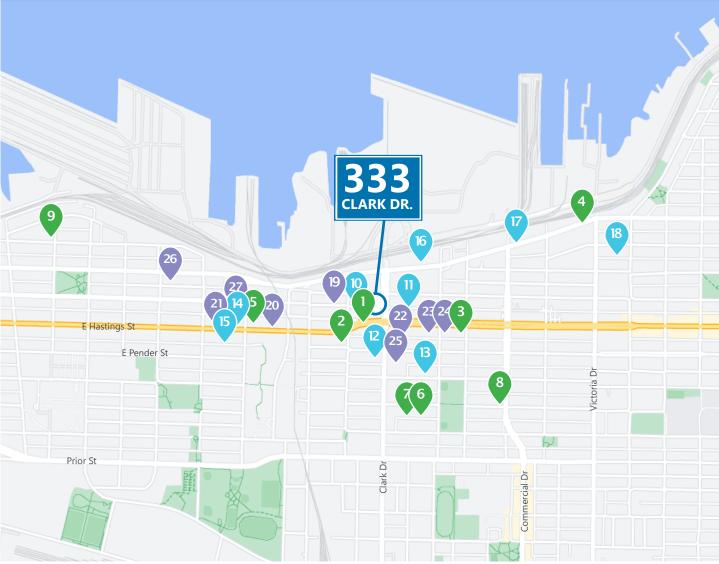
All sizes are approximate and subject to verification

otential assembly for additional expansion lot at 1282 Franklin Street is subject to confirmation.

pproved 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 starting all necessary municipal approvals and licenses for their occupancy.

# **THE AREA**











#### **DINING**

- 1. Axum Restaurant
- 2. Pink Pearl
- 3. Yolks
- 4. Aleph Eatery
- 5. Liquids + Solids
- 6. Takenaka
- 7. Khoe
- 8. Pepino's Spaghetti House
- 9. Vancouver Urban Winery

### **BREWERIES & CASUAL FARE**

- 10. Container Brewing Ltd.
- 11. Callister Brewing Co.
- 12. Superflux Beer Company
- 13. Earnest Ice Cream
- 14. Prototype Coffee
- 15. The Garden Strathcona
- 16. Powell Brewery
- 17. La Luce Cafe
- 18. Parallel 49 Brewing Co.

#### **AMENITIES**

- 19. Avelyn Florist & Event Stylist
- 20. Moonlight Natural Pet Store
- 21. Les Amis du Fromage
- 22. The Gourmet Warehouse
- 23. NOFRILLS
- 24. Dollarama
- 25. Studio Fundamentals
- 26. Kickstart Entertainment
- 27. Lordco Auto Parts

## TRANSIT SCORE

WALK SCORE

TRANSIT SCORE



BIKE SCORE









Aerial Photography by Onikon | Walkscore Source: www.walkscore.com

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