

# FOR SALE

# 333 CLARK DRIVE

## STRATHCONA INVESTMENT/DEVELOPMENT/OWNER-USER OPPORTUNITY



**ROBERT THAM**

604.609.0882 Ext. 223

robert@corbelcommercial.com

**MARC SAUL** PREC

604.609.0882 Ext. 222

marc@corbelcommercial.com

 **corbel**  
COMMERCIAL REAL ESTATE SERVICES

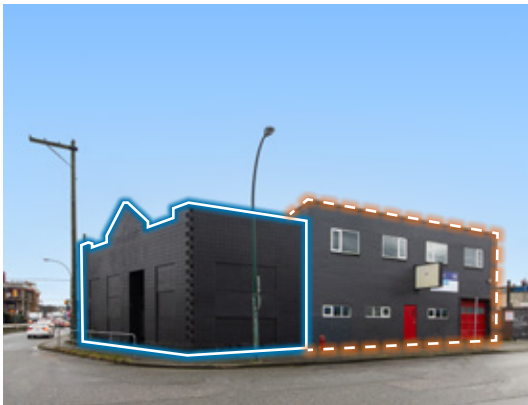


# THE OPPORTUNITY

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 steel frame construction, 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

### 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

\$20,168.10 (2023)

### Asking Price

**\$3,098,000.00**

<sup>1</sup>All sizes are approximate and subject to verification.

<sup>2</sup>Potential assembly for additional expansion lot at 1282 Franklin Street is subject to confirmation.

\*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.



# THE AREA



New St. Paul's Hospital Development

Chinatown

Downtown Vancouver

Gastown

Railtown

mon di van

onni

solterra

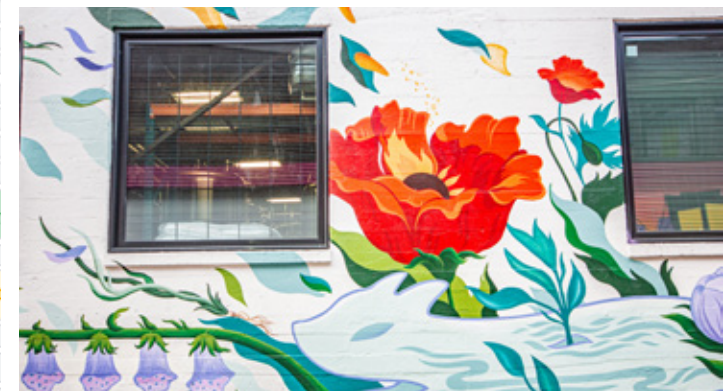
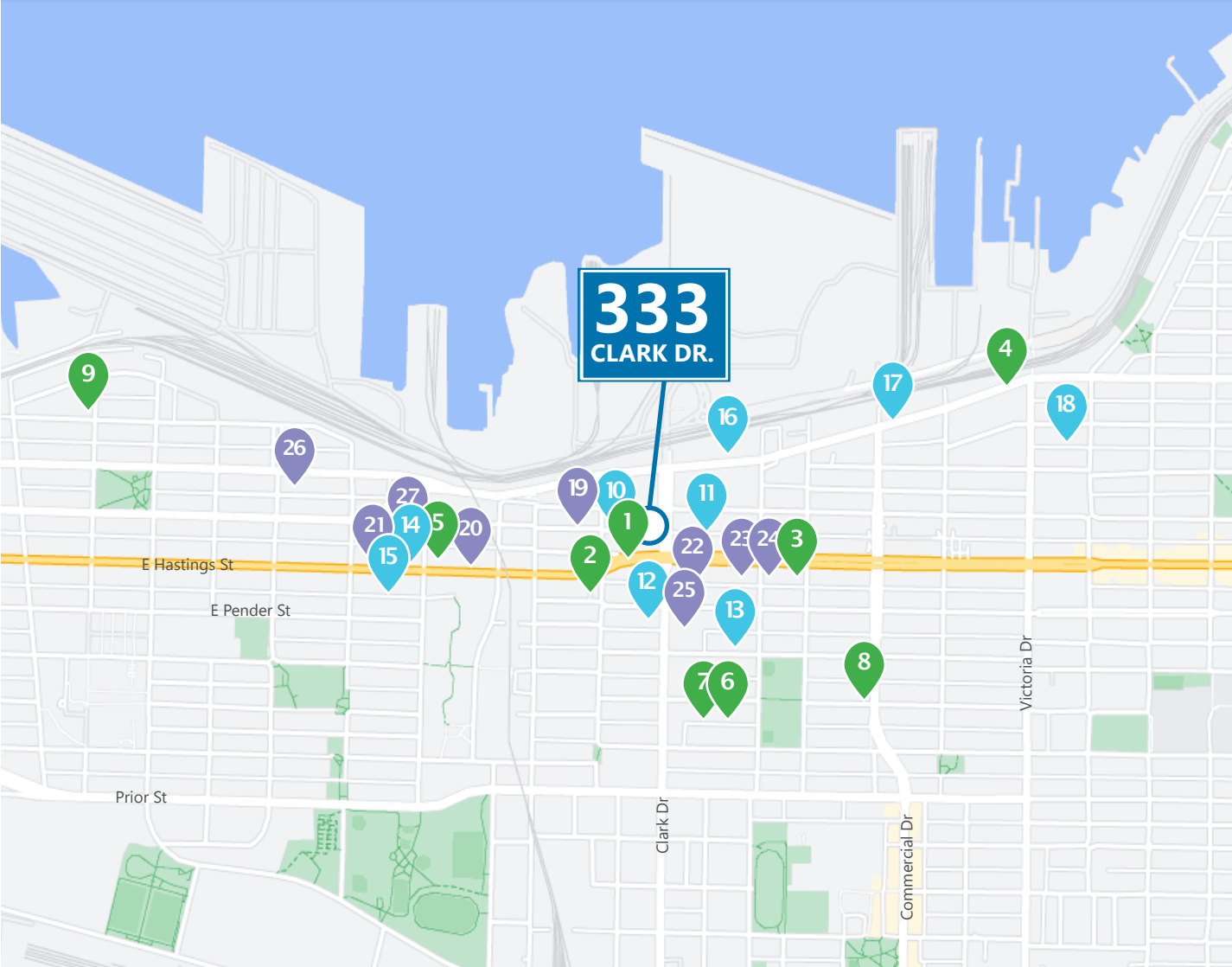


Downtown Vancouver  
10 minute drive

CLARK DRIVE

E HASTINGS STREET





### 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



73

TRANSIT SCORE



72

BIKE SCORE



92

## CONTACT US FOR MORE INFORMATION

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INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

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