



1811 Pandora Street, Vancouver

FOR SALE: Owner-Occupier or Redevelopment Opportunity

8,641 SF Freestanding Building in Strathcona | Exposure and
Signage Opportunity on 3 Streetfronts

Accelerating success.

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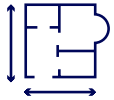
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Property Highlights



Freestanding building,
very central location



10,064 SF Corner Lot
with Redevelopment
Potential to 5.0 FSR



Excellent Highway 1
Access



Minutes to Second
Narrows Bridge



Steps from Transit



Countless amenities in
walking distance



Owner-Occupier
opportunity with vacant
possession.



Property Overview

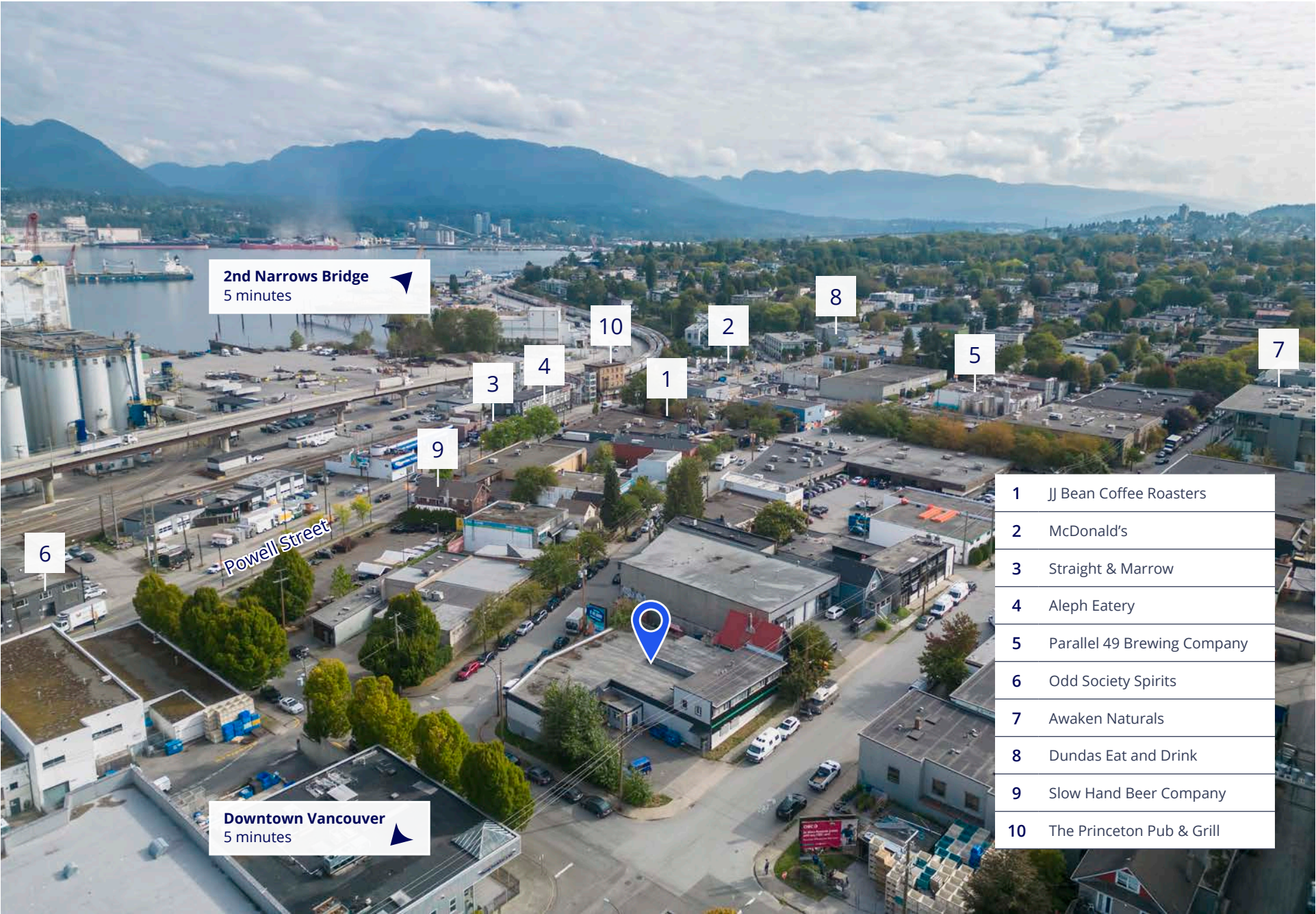
An opportunity to purchase a freestanding, owner-occupier or redevelopment property in the heart of East Vancouver. With vacant possession, this corner site is one of a kind available today.

Civic Address	1811 Pandora Street, Vancouver
Site Size	10,064 SF (0.23 acres)
Redevelopment Potential	The property zoning allows for up to 5.0 FSR, providing potential for up to 50,820 SF of density.
Location	Located on the north side of Pandora Street, just east of Commercial Drive and between East Hastings Street and Powell Street in the heart of Strathcona. This property offers excellent proximity to the downtown core, amenities, transit, employees and green space.
Zoning	M-2 Industrial
Building Area*	8,641 SF
Property Taxes (2023)	\$44,035.40
Available	With vacant possession December 2024
Asking Price	Please contact the listing agents

* All measurements are approximate and to be verified



Central & Sought-After **Location**



2nd Narrows Bridge
5 minutes

Powell Street

Downtown Vancouver
5 minutes

- | | |
|----|-----------------------------|
| 1 | JJ Bean Coffee Roasters |
| 2 | McDonald's |
| 3 | Straight & Marrow |
| 4 | Aleph Eatery |
| 5 | Parallel 49 Brewing Company |
| 6 | Odd Society Spirits |
| 7 | Awaken Naturals |
| 8 | Dundas Eat and Drink |
| 9 | Slow Hand Beer Company |
| 10 | The Princeton Pub & Grill |

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1811 Pandora Street

Powell Street

Salsbury Drive

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