

FOR SALE

#122-8188 Manitoba Street, Vancouver, BC

BRAND-NEW GROUND FLOOR INDUSTRIAL /
RETAIL SPACE IN SOUTH VANCOUVER



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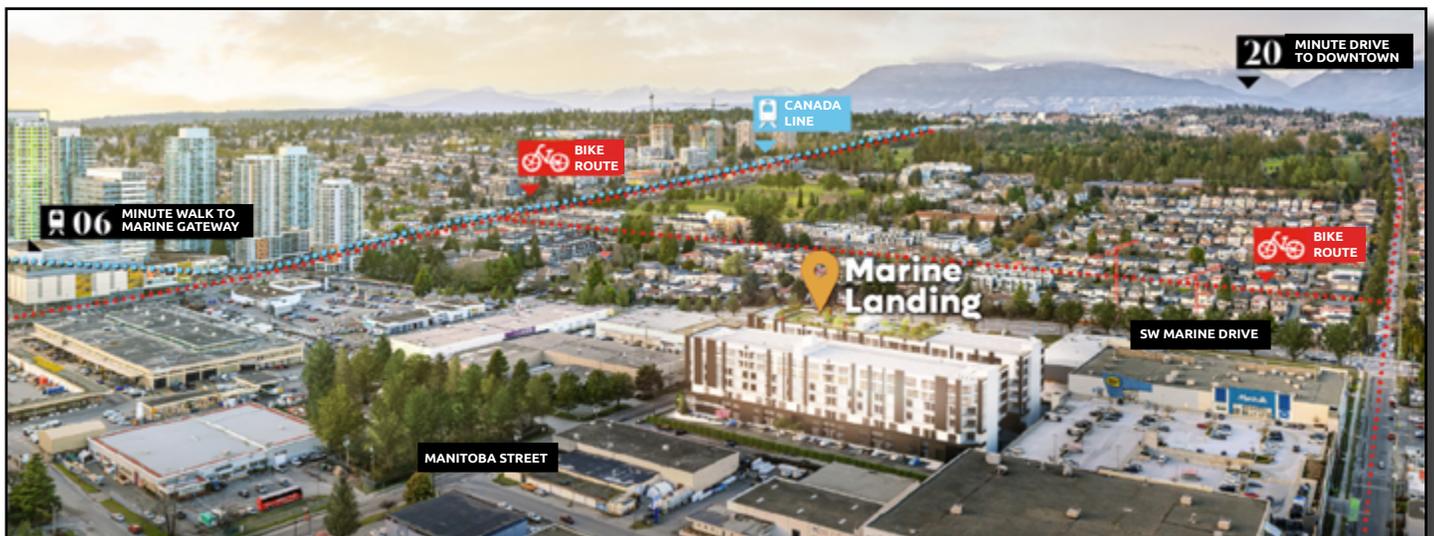
Macdonald
COMMERCIAL

OPPORTUNITY

Situated in the heart of South Vancouver, this shell-conditioned 3,284 SF ground-level unit (2,469 SF Ground Floor + 815 SF Mezzanine) at Marine Landing offers a versatile and modern workspace. Designed to accommodate a range of industries, it is ideal for light manufacturing, production studios, warehousing, medical laboratories, and artist studios. With state-of-the-art amenities and advanced business features, Marine Landing fosters growth, innovation, and efficiency, making it an excellent choice for entrepreneurs and industry leaders looking to expand. Seize this opportunity to position your business in one of Vancouver's most dynamic commercial hubs.

SALIENT FACTS

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|------------------------------------|--|
| Civic Address: | #122-8188 Manitoba St, Vancouver, BC, V5X 4L8 |
| | PID: 032-383-789 |
| Legal Description: | Strata Lot 8 District Lot 322 Group 1 New Westminster District Strata Plan EPS11021 Together with an interest in the Common Property in proportion to the unit entitlement of the strata lot shown on Form V |
| Current Zoning: | I-2 Industrial District |
| Year Built: | 2025 |
| Unit Area (Approx. SF): | 2,469 SF Ground Floor + 815 SF Mezzanine : Total 3,284 SF |
| Parking: | 3 Stalls |
| Loading: | Large Rolling Grade Door |
| Monthly Strata Fees (2025): | \$969.09 |
| 2025 Property Taxes: | \$21,199.60 |
| Asking Price: | \$2,487,500 (\$757 per SF) |





LOCATION

Marine Landing is strategically located off Marine Drive, offering seamless access to major routes like the Oak Street and Knight Street Bridges. This prime location provides effortless travel to Richmond, YVR Airport, and Downtown Vancouver, making it ideal for businesses that value efficiency and accessibility. With nearby transit lines and the Canada Line SkyTrain, commuting is convenient for employees, clients, and visitors in this thriving commercial hub.

HIGHLIGHTS



A Striking Landmark: As Canada's largest twinned, stacked mixed-use industrial and office complex, Marine Landing is a dynamic hub in the heart of South Vancouver, designed to foster collaboration, innovation, and growth for a diverse business community.



Expansive Ceiling Height: With 21' ceiling height, your business or tenant gains greater storage capacity, improved airflow, and enhanced operational flexibility. This added vertical space supports efficiency, accommodates specialized equipment, and creates a spacious, open environment that fosters productivity.



Convenience at Your Doorstep: Located in a thriving commercial hub, Marine Landing offers exceptional access to key routes, including the Oak Street and Knight Street Bridges, as well as nearby transit lines and the Canada Line SkyTrain, ensuring seamless commuting for employees, clients, and visitors.



Premium Amenities for Work-Life Balance: Designed to energize and inspire, Marine Landing's amenities support both productivity and well-being. Stay active in the fully equipped fitness center, unwind on the rooftop patio with a BBQ area, and refresh in modern change rooms with private showers and custom lockers. A bicycle facility with a wash station and repair workshop makes commuting effortless. Where you work should support how you live.



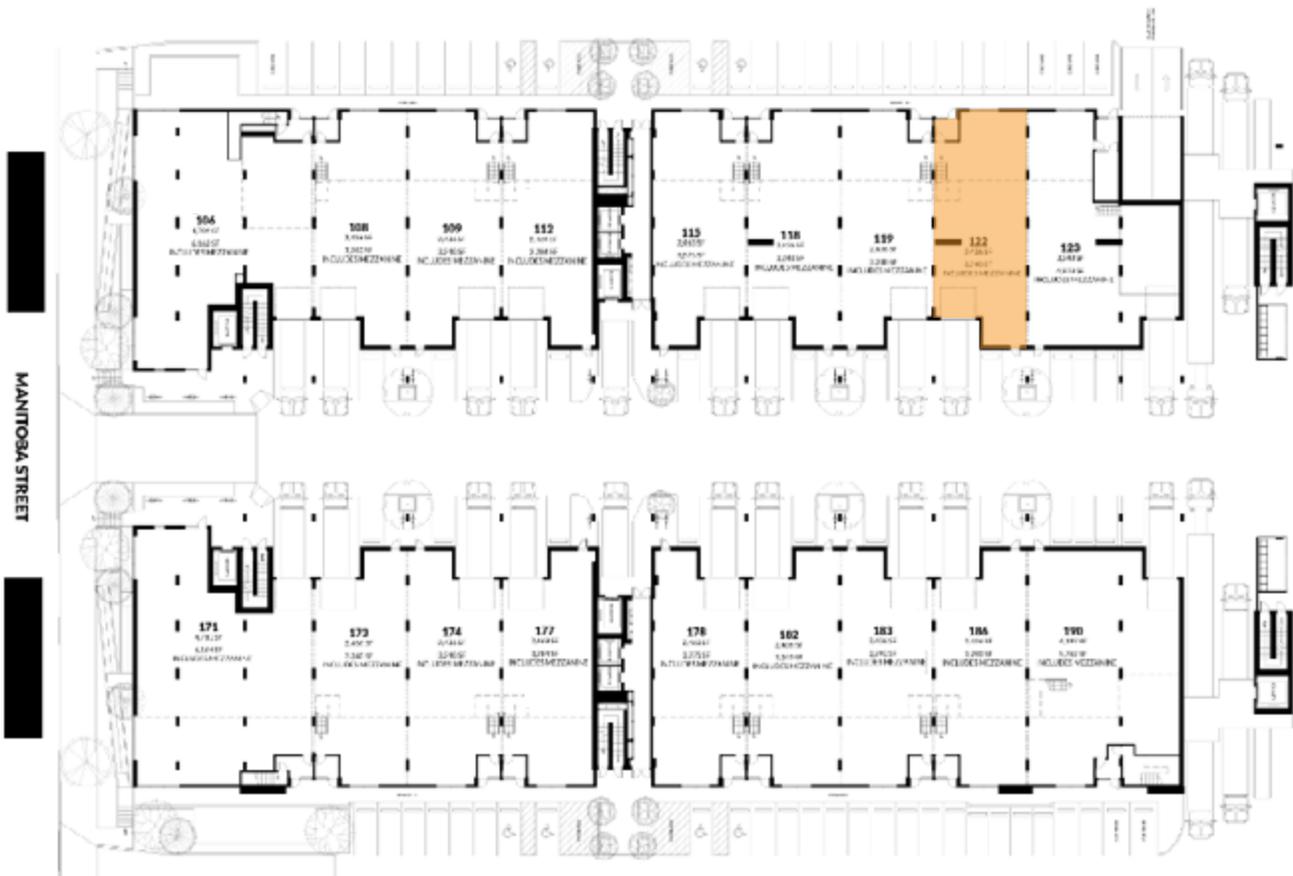
Power/HVAC: The Unit features a 225 AMP service with a 3-phase panel, providing robust electrical capacity to support a wide range of operational needs. The HVAC fan coil heating and cooling system delivers comfort climate control, optimizing productivity year-round.



AREA TENANTS



GROUND FLOOR PLAN



POTENTIAL RENDERINGS



Current



Rendering - Medical Lab



Rendering - Furniture Store

**For artistic purposes only*

What Makes This Property Right For Your Business?

Strategic Location: The subject property is located in an area which people to go for a specific reason, notably because they are looking for something in particular. Existing well-known businesses in the area can be leveraged similarly to an anchor tenant, attracting people to the area and increasing the exposure of you or your tenant's business simultaneously. Shoppers visiting the area for a specific reason will likely compare options at similar stores nearby, making it an advantage to have well-known shops nearby.

Types of Businesses: The types of businesses in the vicinity include Canadian Tire, Coast Appliances, Marshalls etc. As illustrated by these examples, many businesses residing here are inventory or stock heavy, and not ones that people tend to visit passingly like a coffee shop. Because of this, businesses carrying large items such as furniture, or a light industrial business would be very suitable.

Whether an owner-user or your tenant occupies the space, traffic will already be drawn to the area for home/decor related reasons. Leveraging this strategically for your business brings advantages that are not offered in every area of Vancouver given the specific nature of commerce in this area.

PROPERTY PHOTOS



Rooftop Patio



Gym



Unit Loading



Parking Lot Entry



Mezzanine



Interior Unit



Interior Unit



Interior Unit