

116 - 1083 E KENT AVENUE N, VANCOUVER
\$583 PSF INDUSTRIAL STRATA UNIT

**FOR
SALE/
LEASE**



WILLIAM | WRIGHT

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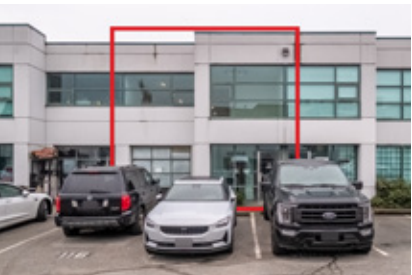
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THE OPPORTUNITY

William Wright Commercial is please to offer a 2,397 sq.ft. fully improved warehouse/office unit in South Vancouver. The ground floor features 1,199 sq.ft. of warehouse space, improved as a food production space, with 9-foot clear ceiling height, one washroom, and a grade-level loading door. The second floor consists of 1,198 sq.ft. of office space with 8-foot clear ceiling height and large windows that provide abundant natural light. The unit is currently built out as a central production kitchen.



PROPERTY HIGHLIGHTS



Built out as a central production kitchen



One (1) grade loading door



Secure and well-maintained industrial complex



Excellent access to major transportation routes such as Marine Drive and Knight Street



SALIENT FACTS

SIZE BREAKDOWN

Main Floor: \pm 1,199 SF

Second Floor: \pm 1,198 SF

Total: \pm 2,397 SF

PARKING

2 Stalls

ZONING

I2

PID

019-095-384

LEGAL DESCRIPTION

STRATA LOT 9, BLOCK Y, PLAN LMS1729, DISTRICT LOT 327, GROUP 1, NEW WESTMINSTER LAND DISTRICT, UNDIV 164/4757 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

SALE DETAILS

PROPERTY TAXES

\$11,516

STRATA FEES

\$2,832

PRICE

\$1,398,000

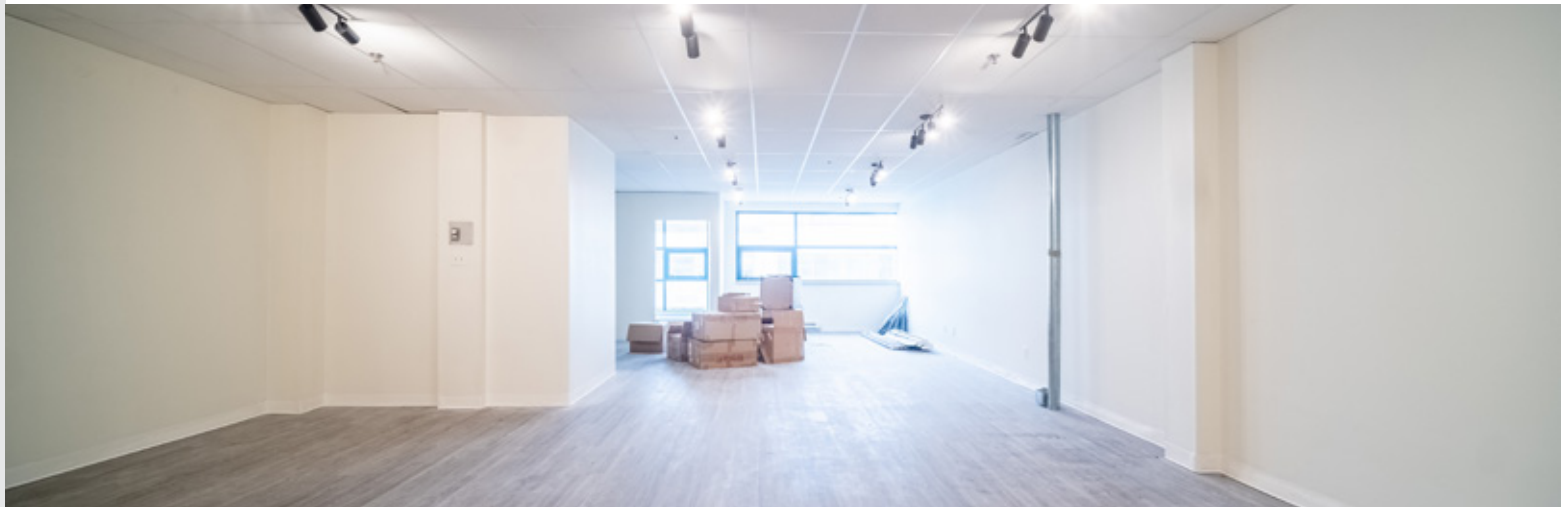
LEASE DETAILS

BASIC RENT

Contact Listing Agents

ADDITIONAL RENT

\$6.40/FT



AMENITIES IN THE AREA

Restaurants + Cafes

- + Bendick's Ice Cream Factory Ice Cream Outlet
- + Dosa Corner
- + Dublin Crossing - Vancouver
- + Hi Five Chicken
- + JAPADOOG (South Vancouver)
- + McDonald's
- + Neptune Palace Seafood Restaurant (Vancouver)
- + Panago Pizza
- + Pho Zen Vietnamese Cuisine
- + Starbucks
- + Subway
- + Triple O's
- + Wendy's
- + Win Win Chick-N

Services

- + BMO Bank of Montreal
- + Chevron
- + Esso
- + Esso Car Wash
- + Fitness World

- + Mr. Lube + Tires
- + Petro-Canada
- + Scotiabank
- + Superstore Gas Bar

Retail

- + 7-Eleven
- + Best Buy
- + Canadian Tire
- + Granville Toyota
- + Kal Tire
- + Loblaw Pharmacy
- + Lordco Auto Parts
- + Marine Chrysler Dodge Jeep Ram
- + Marine Gateway
- + Marshalls
- + Real Canadian Superstore
- + Shoppers Drug Mart
- + Sleep Country Canada
- + T&T Supermarket
- + Winners

Parks & Schools

- + George Park
- + Winona Park
- + Pierre Elliott Trudeau Elementary School



LOCATION & TRANSIT

Located in South Vancouver, the subject property offers excellent connectivity to Marine Drive, Knight Street Bridge, and major transportation routes. Its proximity to Vancouver International Airport, downtown Vancouver, and key commercial hubs makes it an ideal location for industrial and office operations, providing businesses with convenient access to transportation and distribution networks.

CONTACT LISTING AGENTS

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