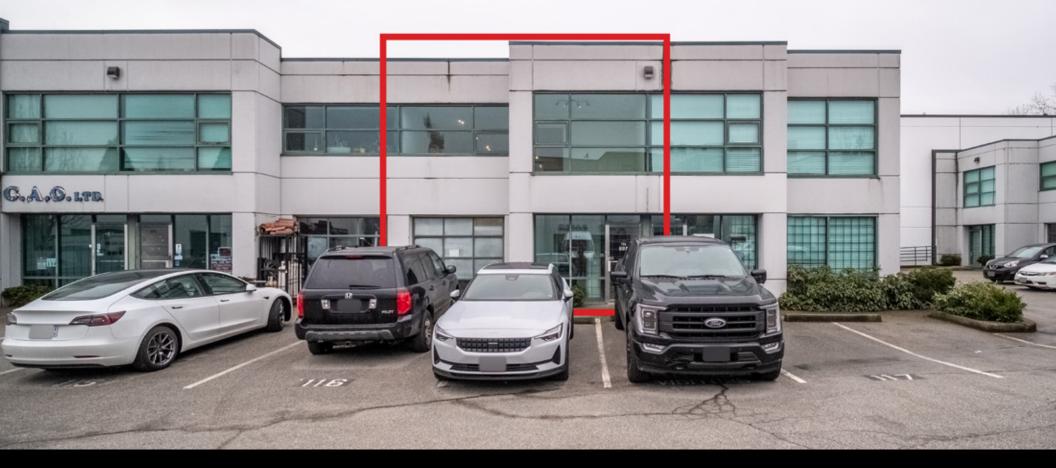
## **116 - 1083 E KENT AVENUE N, VANCOUVER** \$583 PSF INDUSTRIAL STRATA UNIT

# FOR SALE/ LEASE





STEVEN LAM

604.428.5255

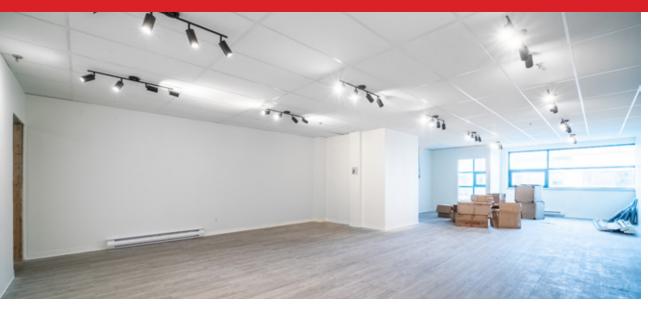
PERSONAL REAL ESTATE CORPORATION

steven@williamwright.ca

MATTHEW HO

PERSONAL REAL ESTATE CORPORATION matthew.ho@williamwright.ca 604.428.5255

## WILLIAM | WRIGHT





### 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

12

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

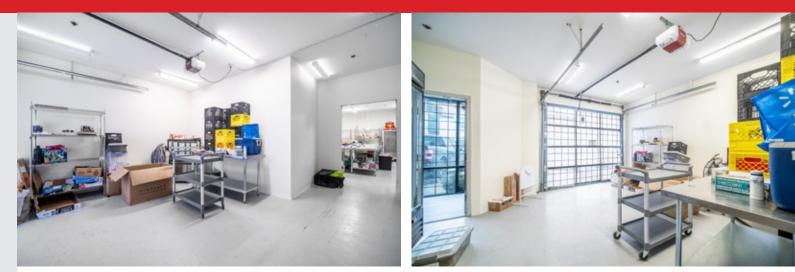
PRICE

\$1,398,000

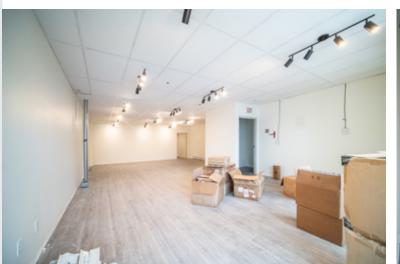
### LEASE DETAILS

**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
- + JAPADOG (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

#### 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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**STEVEN LAM** PERSONAL REAL ESTATE CORPORATION steven@williamwright.ca 604.428.5255

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- + Winners