

**9279 SHAUGHNESSY STREET, VANCOUVER**  
4,067 SQFT INDUSTRIAL STRATA UNIT

**FOR  
SALE**



**WILLIAM | WRIGHT**

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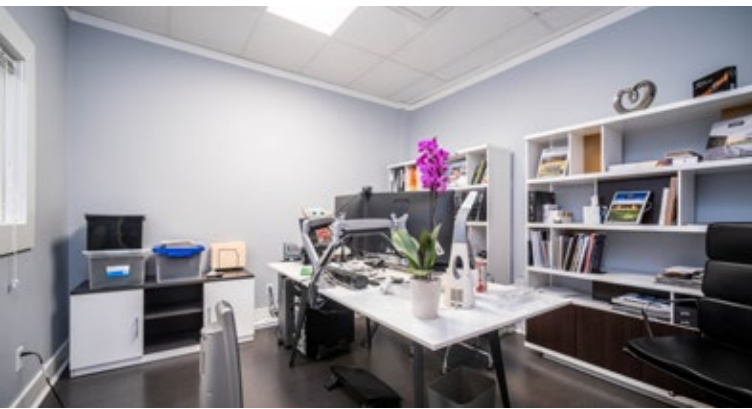




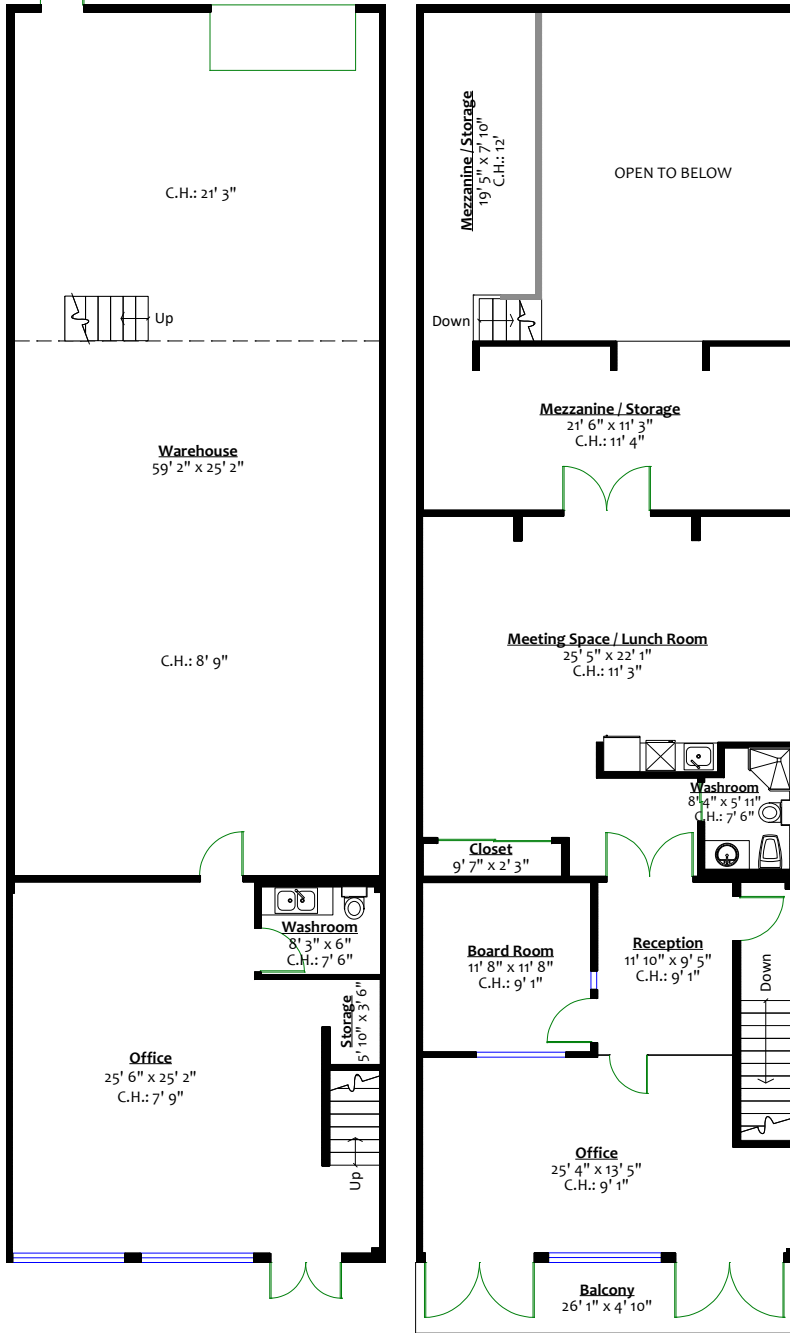
**Rare Panoramic Fraser River Frontage Views**

## Overview

4,067 SQFT industrial strata unit featuring direct frontage and unobstructed Fraser River views. The 2,240 SQFT ground floor is configured with air-conditioned turnkey office and showroom improvements, a washroom, and warehouse serviced by one (1) dock loading door. The 1,827 SQFT second floor is fully improved with turnkey air-conditioned office space, including private offices, a boardroom, washroom with shower, storage mezzanine, and a south-facing balcony overlooking the river.



## Floorplans



## Salient Facts

**Size Breakdown**  
 Main Level: ± 2,240 SF  
 Upper Level: ± 1,827 SF  
 Total: ± 4,067 SF

**Parking** 4 Stalls

**Zoning** M-2

**PID** 011-903-848

**Legal Description** STRATA LOT 15, PLAN VAS2232, DISTRICT LOT 319, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 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

**Strata Fees** \$786.23

**Property Taxes** \$20,197.50 (2025)

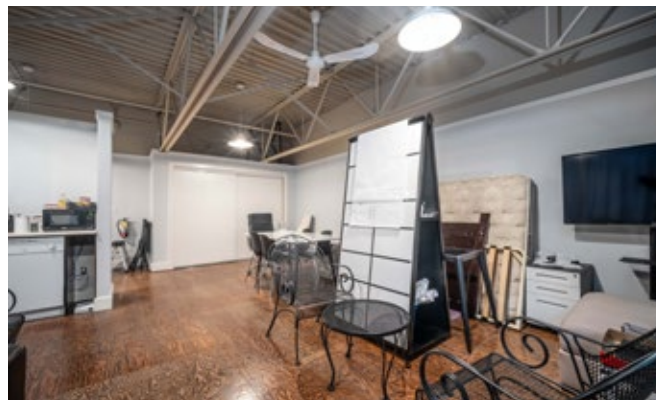
**Price** \$2,180,000

Measurements are approximate, provided by BC Floorplan, and shall be verified by the Buyer or Buyer's Agent if deemed important.

Upper level may contain unauthorized improvements; the Buyer or Buyer's Agent is responsible for their own due diligence regarding permit status, municipal compliance, and future use.

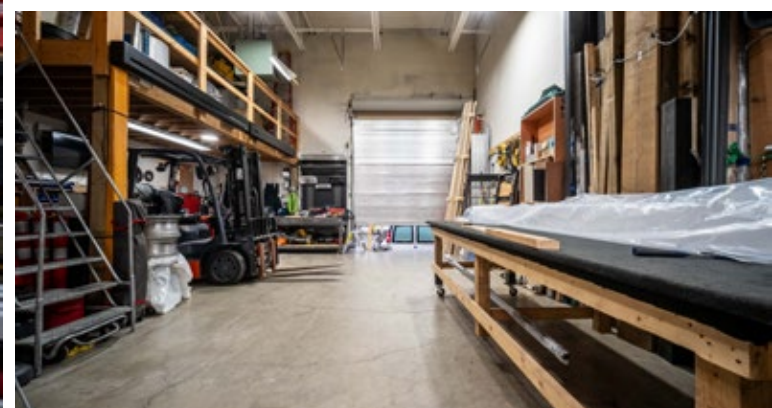


**Turnkey Air-Conditioned  
Office Improvements**





One (1)  
Dock Loading Door





## Location

The property is located in South Vancouver's Marpole industrial area, situated directly on the Fraser River. The site provides immediate access to SW Marine Drive, Oak Street Bridge, Arthur Laing Bridge, and Highway 99, offering rapid connectivity to YVR, Richmond, and Downtown Vancouver. It is minutes from the Marine Drive Canada Line Station and the Marine Gateway commercial hub.

## For More Information Contact

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## DRIVING TIMES

ARTHUR LAING BRIDGE	-----	4 MINS
MARINE DRIVE STATION	-----	4 MINS
OAK STREET BRIDGE	-----	7 MINS
YVR AIRPORT	-----	7 MINS
DOWNTOWN VANCOUVER	-----	28 MINS

## ACCESSIBILITY

  
BIKE SCORE  
**80**

  
TRANSIT SCORE  
**76**

  
WALK SCORE  
**71**