



FOR SALE | SOUTH VANCOUVER INDUSTRIAL STRATA UNIT

101 - 8811 LAUREL STREET, VANCOUVER, BC

Marcus & Millichap

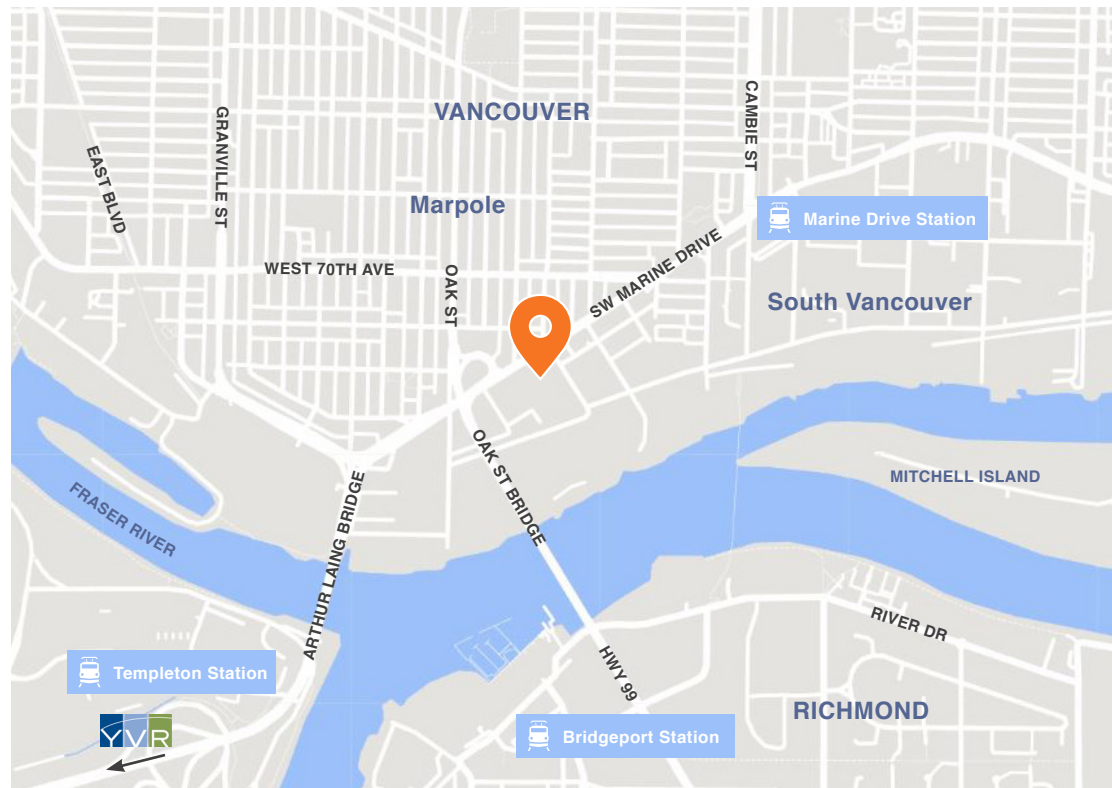
OPPORTUNITY OVERVIEW

Opportunity to acquire an industrial strata unit conveniently located on Laurel Street, just south of SW Marine Drive, in South Vancouver's commercial/industrial district. This South Vancouver market is highly sought after due to its close proximity to Vancouver International Airport, Downtown Vancouver, Richmond, and convenient access to major bridges and arterial routes. The area is well serviced by public transit, with the Marine Drive Canada Line Station just 850 metres away.



PROPERTY HIGHLIGHTS

- Two front grade level roll up loading bays
- Heavily upgraded commercial kitchen
- Extensive upgrades completed throughout the space
- 24' clear height
- Five designated parking stalls
- ESFR sprinklers
- Air conditioning
- Contemporary storefront and generous glazing
- Separately metered utilities





SALIENT DETAILS

Municipal Address: 101 - 8811 Laurel Street
Vancouver, BC V6P 3V9

PID: 030-229-880, 030-229-898

Legal Description: STRATA LOTS 1 & 2 DISTRICT LOT 319 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4483 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Total Assessed Value (2023):

Land:	\$4,257,000
Improvement:	\$1,252,000
Total:	\$5,509,000

Total Property Taxes (2023): \$50,001.60

Unit Area*:

Ground Floor:	5,920.15 sq. ft.
Second Floor:	2,405.73 sq. ft.
Total:	8,325.88 sq. ft.

Year Built: 2017

Zoning: I-2 Industrial

Tenancy: Sale-leaseback opportunity

Asking Price: \$6,288,000

*Approximate and subject to confirmation.

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CONTACT INFORMATION

Mario Negris*

Senior Managing Director
Investments & Leasing
(604) 675-5252
Mario.Negris@MarcusMillichap.com

Martin Moriarty*

Senior Vice President
Investments & Leasing
(604) 675-5255
Martin.Moriarty@MarcusMillichap.com

Justin Ergas

Senior Associate
Investments & Leasing
(604) 675-5256
Justin@MarcusMillichap.com

*Personal Real Estate Corporation

Marcus & Millichap
1100 - 1111 West Georgia Street
Vancouver, BC V6E 4G2

T (604) 638-2121
F (604) 638-2122

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