

— FOR SALE // FOR LEASE —

155-628 E Kent Avenue

VANCOUVER, BC

Unit 155



**CUSHMAN &
WAKEFIELD**

FOR SALE // FOR LEASE

155-628 E Kent Avenue

VANCOUVER, BC

Opportunity

This unit is ideally positioned and outfitted for business owners or owner-users seeking a unique industrial flex strata space. It offers an a fully built-out configuration, high-quality existing improvements, and the opportunity to secure a prestigious Vancouver address. The unit includes a fully improved ground and second floor office/showroom space accessed by a grade level loading door. The space is ideal for showroom, lab, office, wholesale, light manufacturing and production uses.

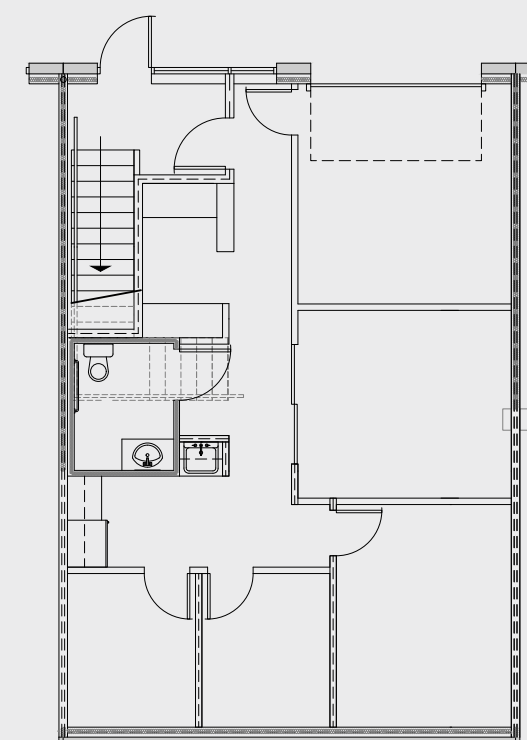
Location

Located in the 628 E Kent Ave. Vancouver, just south of SW Marine Drive, this property offers a prime strategic location. It is only minutes from Vancouver International Airport, 10 minutes from the downtown core, and provides convenient access to surrounding municipalities via Highway 99 and Marine Way, making it an ideal choice for businesses.

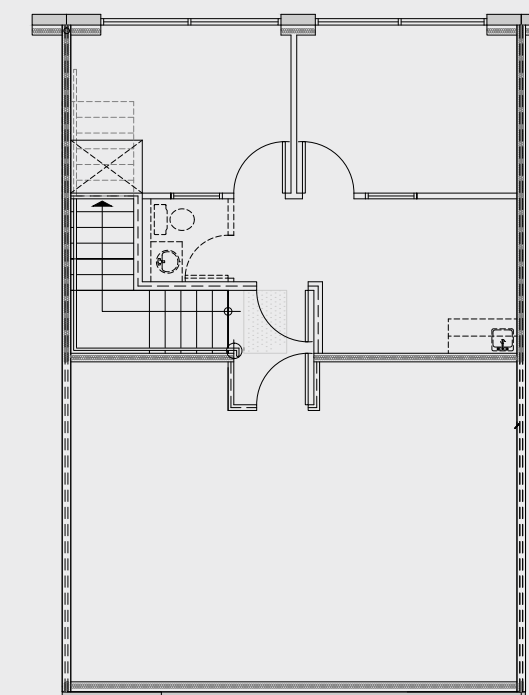
Zoning

M-2 Industrial The intent of this zoning is to permit industrial and other uses that are generally incompatible, potentially dangerous, or environmentally incompatible when situated in or near residential districts, but that are beneficial in that they provide industrial employment opportunities or serve a useful or necessary function in the city. [Click here to view the zoning information.](#)

Floor Plan



Ground Floor Warehouse



Second Floor Office



Unit Features

- Front 10' X 10' grade level loading door
- Lofty ceiling heights throughout
- Finished office space
- Two washrooms (Ground and second floor)
- Two designated parking stalls
- Three phase 250 AMP electrical service
- Skylight in warehouse for natural light

Area

Ground Floor Warehouse	1,060 SF
Second Floor Office Space	1,060 SF
Total Area	2,120 SF

Sales Price

\$1,375,000

Asking Rent

\$19.95

Additional Rent

TBD

Strata Fees

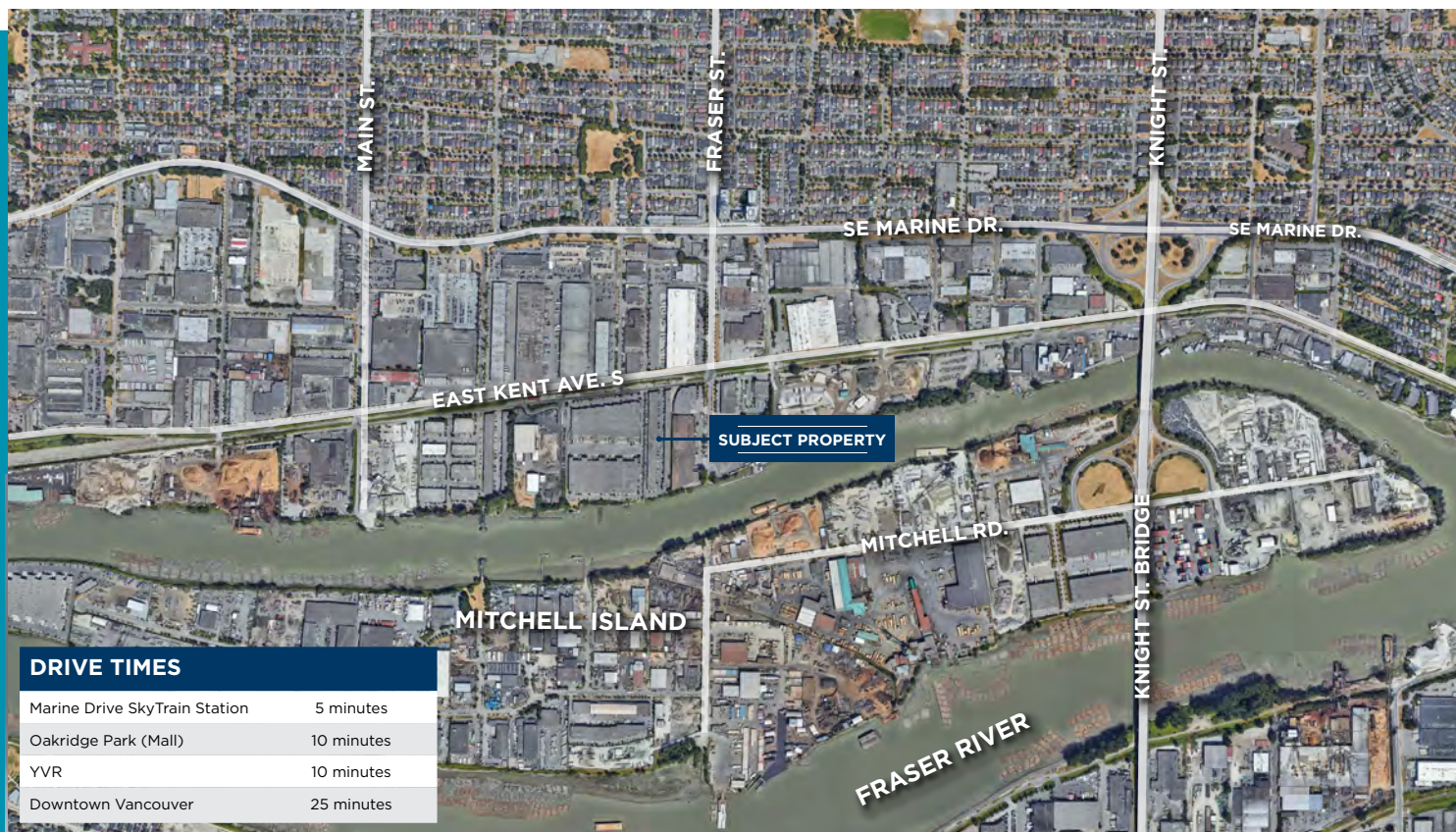
\$432.52 Per Month

Property Taxes

\$10,066.40

Availability

Immediately



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For more information, please contact:

MATTHEW MACLEAN
 Personal Real Estate Corporation
 Executive Vice President
 +1 604 640 5855
matthew.macleam@cushwake.com

BOB WATT
 Vice President
 +1 604 640 5818
bob.watt@cushwake.com



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