

8248 - 8250 FRASER STREET, VANCOUVER

FREE STANDING INDUSTRIAL ZONED BUILDING WITH YARD SPACE

**FOR
LEASE**



WILLIAM | WRIGHT

Commercial Real Estate Services

NATHAN ARMOUR

PERSONAL REAL ESTATE CORPORATION

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#8248

SIZE

#8248: $\pm 11,335$ SQFT

#8250: $\pm 14,996$ SQFT

Total: $\pm 25,851$ SQFT

PARKING

20 Stalls

ZONING

I-2

BASIC RENT

\$22.00/FT

ADDITIONAL RENT

\$5.00/FT

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William Wright Commercial is proud to present the opportunity to lease $\pm 25,851$ SQFT of an I-2 industrial zoned property. The flexible zoning permits a wide range of uses including retail, manufacturing, warehousing, and wholesale. This freestanding building has dock loading and yard space at the rear of the property allowing for unique storage opportunities or additional parking.



#8248



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Free Standing Building



Dock Loading



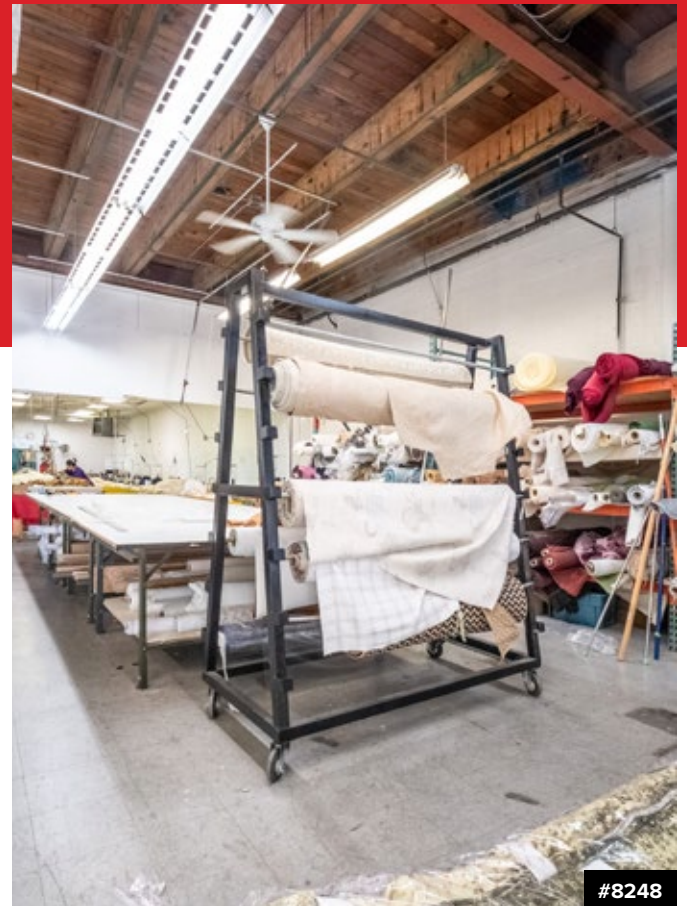
Industrial Zoned



Yard Space



#8248



#8248



#8248



#8250



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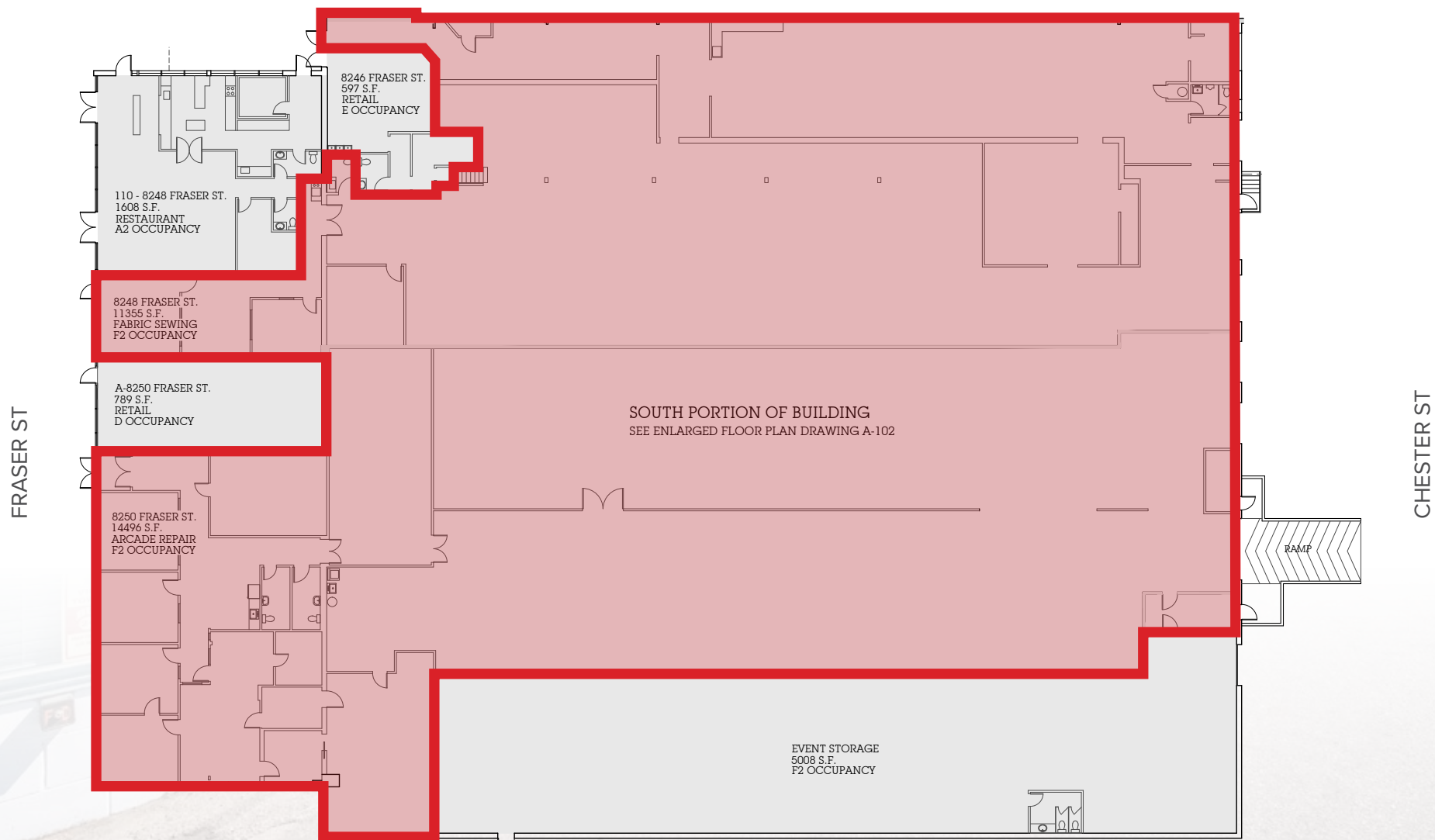


#8250



#8250

8248 - 8250 FRASER STREET, VANCOUVER | FLOORPLAN



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
- + Winners

Parks & Schools

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



LOCATION

Located just off of Fraser and Marine Drive that functions as a key east-west corridor that begins at the western tip of the University of British Columbia and runs east before turning into Marine Way as it enters the city of Burnaby allowing for easy access to Richmond, YVR Airport, Downtown Vancouver, and New Westminster.

FOR MORE INFORMATION CONTACT

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