

FOR SALE OR LEASE | INDUSTRIAL  
9291-9287 SHAUGHNESSY STREET  
VANCOUVER, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**REDUCED**



- ▶ **6,476 SF Industrial Space in South Vancouver with Riverfront**
- ▶ **Two Shared Warehouse Units with Dock Loading**
- ▶ **Ample Parking and Truck Maneuverability**

### Location

Shaughnessy Business Park is located one block south of the Marine Drive Industrial District of South Vancouver. Access to downtown Vancouver is extremely efficient via Granville, Oak, or Cambie Streets. Vancouver International Airport and Richmond are directly accessible via the Arthur Laing and Oak Street bridges and all points are easily accessed by Marine Drive and Marine Way.

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### Size

Main floor office	1,352 SF
Main floor warehouse	3,120 SF
Second floor office/ mezzanine	2,004 SF
<b>Total (approx.)</b>	<b>6,476 SF</b>

*\*All measurements are approximate and must be verified by the tenant or buyer.*

### Legal Description

9291 Shaughnessy:  
STRATA LOT 18, PLAN VAS2232  
DISTRICT LOT 319 GROUP 1  
NEW WESTMINSTER DISTRICT;  
PID 011-903-872

9287 Shaughnessy:  
STRATA LOT 17, PLAN VAS2232  
DISTRICT LOT 319 GROUP 1  
NEW WESTMINSTER DISTRICT;  
PID 011-903-864

### Lease Rate

\$22.00 PSF per annum plus GST

### Taxes & Operating Costs

\$9.00 PSF (2025 estimate)

### Strata Fees

\$1,497.58 per month

### Property Taxes

\$32,497.34 (2024)

### Sale Price

\$3,880,000

### Availability

60 days notice



### Zoning

M-2 Industrial permitting a wide range of industrial uses, such as distribution, warehousing, manufacturing, wholesale, assembly, packaging, and food and beverage processing.

### Features

- ▶ 20' ceiling heights (approx.)
- ▶ 3-phase power
- ▶ Close to the Canada Line/Marine Drive Station
- ▶ 40' container or 53' trailer access
- ▶ Quality concrete tilt-up construction
- ▶ 2 x 8'-10' dock loading doors
- ▶ Walk-in freezer 14' x 9'
- ▶ Walk-in cooler 11' x 9'
- ▶ Security gate
- ▶ 2 washrooms per floor
- ▶ 2 kitchens
- ▶ Existing office space
- ▶ 8 parking stalls
- ▶ Signage opportunity
- ▶ Riverfront
- ▶ Covered sun deck

