

For Sale/Lease

Unit 118 - 408 East Kent Avenue South

Vancouver, BC

1,958 sq.ft. Industrial Strata Unit at Foreshore Business Park



Contact

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CBRE

Property Details

Legal Description

Strata Lot 18, District Lot 313, Group 1 New
Westminster District, Strata Plan BCS1764
PID 026-617-790

Strata Fees

\$336.55 /month

Property Taxes

\$13,174.40 (2024)

Year Built

2006

Zoning

M-2 (Industrial)

Unit Size

Main Floor	1,358 sq.ft.
Second Floor	600 sq.ft.
Total (approx)	1,958 sq.ft.

Lease Rate

\$3600/month, triple net



Price

\$1,379,000

Property Features

- + 1 grade loading door
- + 19'6" clear warehouse ceiling height
- + 3-phase electrical service
- + Clear span warehouse with windows & skylight providing ample natural light
- + Nicely improved office areas on Main & Second Floors
- + Separate entrance to Main Floor & Second Floor office
- + Second Floor office features skylight & air conditioning
- + 2 two-piece washrooms (1 on each floor)
- + 3 designated parking stalls



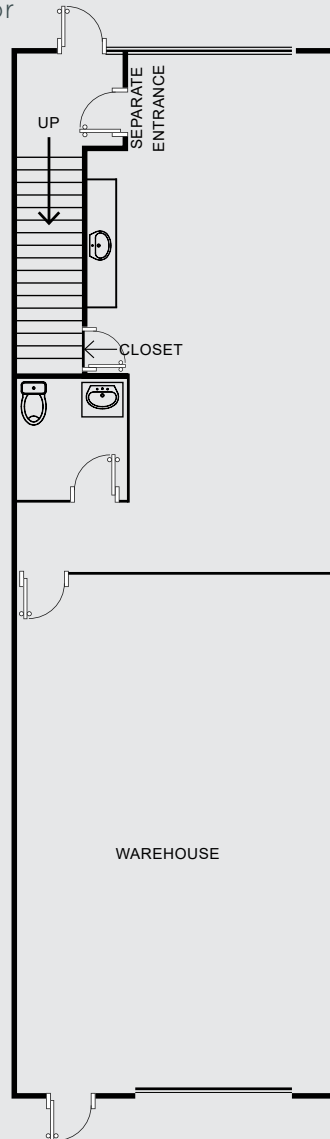
Main Floor Showroom/Office



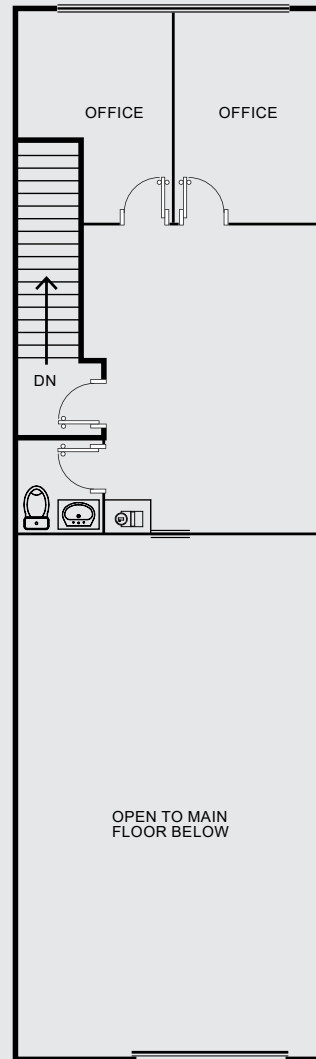
Warehouse

Floorplans

Main Floor



Second Floor



*Floorplans may not be exact and is subject to change



Main Floor



Second Floor



Warehouse

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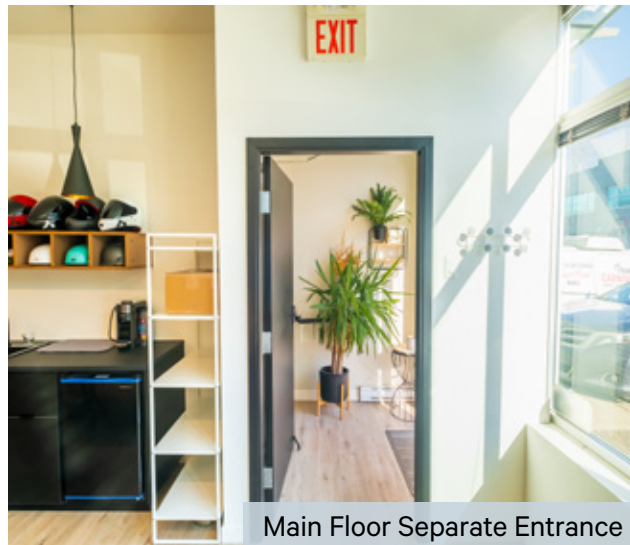
Warehouse



Loading



Warehouse



Main Floor Separate Entrance



Second Floor Office



Drive Times

5 MINS to Highway 99
5 MINS to Knight St Bridge

10 MINS to YVR Airport
20 MINS to Downtown Vancouver

30 MINS to DeltaPort
40 MINS to US Border

The Location

Located in *Foreshore Business Park*, the Property is situated between Main Street and Fraser Street, with direct frontage on the Fraser River. It offers easy access to SE Marine Drive, Oak Street, and Knight Street, providing convenient access to Downtown Vancouver as well as the rest of Metro Vancouver via Highway 99 and Highway 91, making it convenient for trucking and transportation. Additionally, the property is near YVR airport. Businesses in the area have chosen this location to take advantage of the excellent transportation options available to employees, as well as nearby amenities such as restaurants, retail and other services South Vancouver has to offer, including Marine Gateway, the 26 SW Marine Drive Commercial development, and the proposed Marine Gateway 2 mixed-use project.



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