

169-628 KENT AVENUE SOUTH E, VANCOUVER
1,597 SF SMALL BAY INDUSTRIAL UNIT

**FOR
SALE**



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HIGHLIGHTS



19' CLEAR CEILING HEIGHT
WAREHOUSE



FULLY IMPROVED SECOND
FLOOR OFFICE



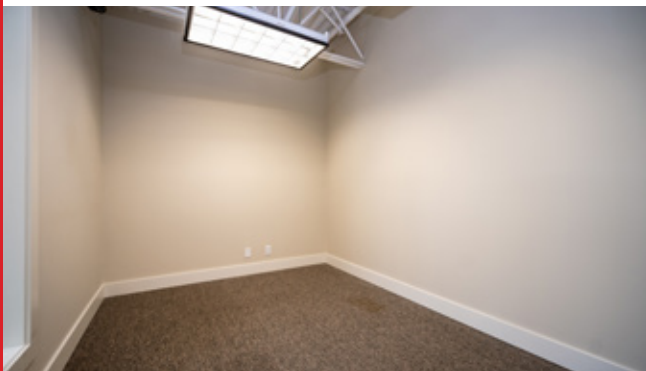
FRONT 9X9 GRADE
LOADING DOOR



FUNCTIONAL LAYOUT WITH MAJORITY
GROUND FLOOR WAREHOUSE AREA

OVERVIEW

The subject property comprises 1,597 sq. ft. of combined warehouse and office space. The ground floor includes 1,059 sq. ft. of open warehouse area with up to 19-foot clear ceiling height, a front-grade level loading door, and a washroom. The second floor provides 538 sq. ft. of fully built-out office space, including two private offices and an open work area. The layout offers a majority warehouse configuration with a functional second-floor office component.



PROPERTY DETAILS

SIZE Ground Floor: ± 1,059 SF
Second Floor: ± 538 SF
Total: ± 1,597 SF

PARKING 3 including loading area

ZONING M2

YEAR BUILT 2012

PID 028-864-921

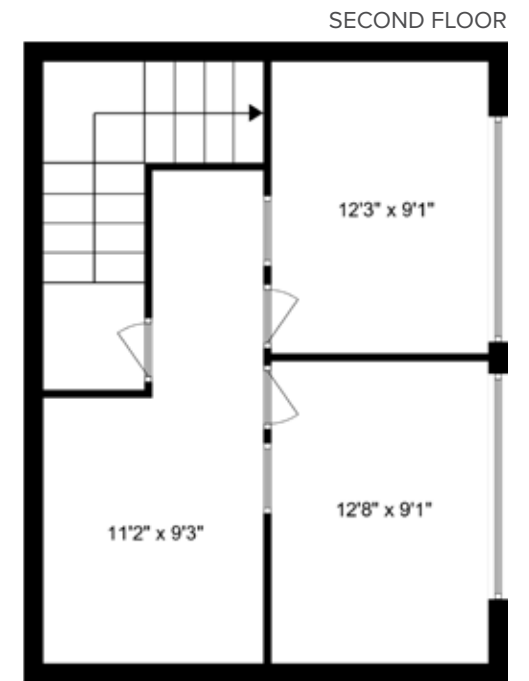
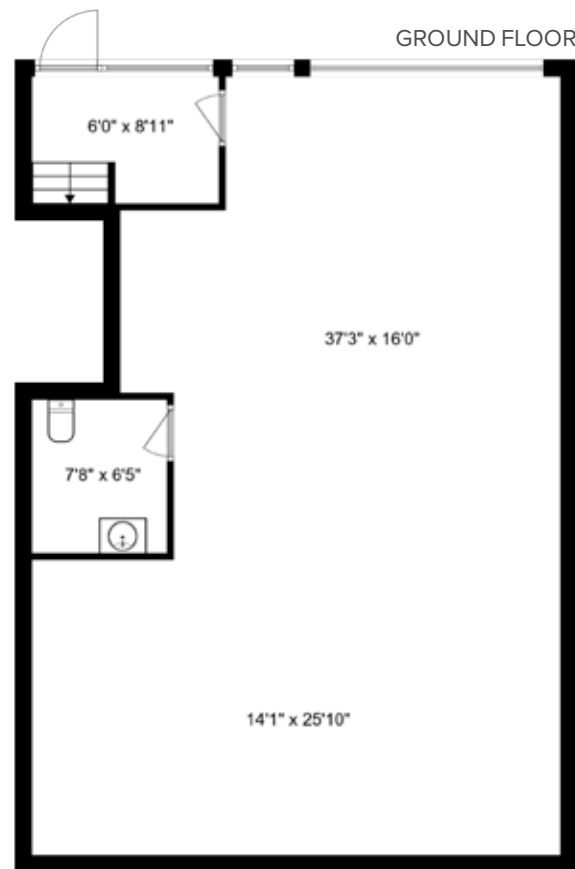
LEGAL DESCRIPTION

STRATA LOT 53, PLAN EPS852, DISTRICT LOT 313, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

STRATA FEES \$333.54/month

2025 PROPERTY TAX \$11,189.90

PRICE \$988,000



All measurements are approximate and the floorplan is for illustration purposes only. Buyer or Buyer's agent to verify measurements if deemed important.





Restaurants + Cafes

- + Bendick's Ice Cream
- + Factory Ice Cream Outlet
- + Dosa Corner
- + Dublin Crossing - Vancouver
- + Hi Five Chicken
- + JAPADOG
- + McDonald's
- + Neptune Palace Seafood Restaurant
- + Panago Pizza
- + Pho Zen Vietnamese Cuisine
- + Starbucks
- + Subway
- + Triple O's
- + Wendy's
- + Win Win Chick-N

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

Services

- + BMO Bank of Montreal
- + Chevron
- + Esso
- + Esso Car Wash
- + Fitness World
- + Mr. Lube + Tires
- + Petro-Canada
- + Scotiabank
- + Superstore Gas Bar

Parks & Schools

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

SOUTH VANCOUVER

The subject property is located in South Vancouver just off Southeast Marine Drive, providing convenient access to major transportation routes including Knight Street, Marine Way, and Highway 99. It is situated in an established light industrial and commercial area surrounded by a mix of warehouse, showroom, and service businesses. This location offers strong connectivity for logistics and distribution while being close to public transit and nearby amenities. The area continues to attract steady commercial activity and redevelopment interest, making it a practical location for a wide range of business uses.