

- ✓ MOVE-IN READY
- M2 ZONING
- ⚡ 600 AMP 240V 3 PHASE POWER
- ❄️ 3 WALK-IN COOLERS
- ❄️ BLAST FREEZER
- 💰 APPROX. \$480/SF
- ★ RARE OPPORTUNITY

# RARE VANCOUVER SEAFOOD & FOOD PROCESSING FACILITY

EXISTING COLD STORAGE INFRASTRUCTURE | M2 ZONING

600 AMP • 240 VOLT • 3 PHASE POWER



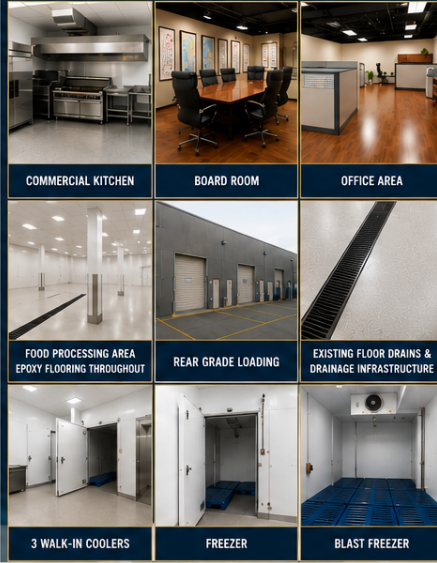
APPROX. **8,244 SF** ONLY APPROX. **\$480/SF** ASKING PRICE **\$3,990,000**

**PANDA LUXURY HOMES**  
REAL ESTATE. REAL VALUE.

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## PROPERTY HIGHLIGHTS

EXISTING SEAFOOD PROCESSING FACILITY

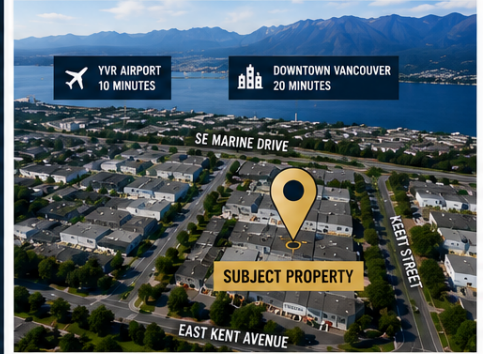


- ✓ Existing Seafood Processing Facility
- ✓ Commercial Kitchen
- ✓ 3 Walk-in Coolers
- ✓ Large Office Area
- ✓ 1 Freezer
- ✓ Board Room
- ✓ 1 Blast Freezer
- ✓ Rear Grade Loading
- ✓ Epoxy Flooring Throughout
- ✓ M2 Industrial Zoning
- ✓ Existing Floor Drain System
- ✓ 600 AMP • 240V • 3 Phase Power
- ✓ Move-In Ready

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## PRIME VANCOUVER LOCATION

SOUTHEAST MARINE DRIVE AREA



### IDEAL FOR

- SEAFOOD PROCESSING
- FOOD MANUFACTURING
- CENTRAL KITCHEN
- COMMISSARY KITCHEN
- COLD STORAGE
- FOOD DISTRIBUTION
- IMPORT / EXPORT
- WHOLESALE

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SCAN TO VIEW DETAILS

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