

**FOR
SALE /
LEASE**

**#110 - 418 EAST KENT AVENUE SOUTH
VANCOUVER, BC**



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FOR SALE/LEASE

OFFICE / WAREHOUSE

#110 - 418 EAST KENT AVENUE SOUTH, VANCOUVER, BC

LOCATION:

Foreshore Business Park is primely located in South Vancouver between Main Street and Fraser Street on East Kent Avenue South and enjoys quick and easy access to all of Metro Vancouver's most strategic business destinations. Downtown Vancouver is 25 minutes away via Main Street, Oak Street & Granville Street, the Vancouver International Airport is just 5 minutes away via the Arthur Lang Bridge, the US Border is 30 minutes away via Highway 91 & Highway 99 and all locations east via Marine Way, Highway 17 and the Trans-Canada Highway.

ZONING:

M-2 - Providing for a broad range of uses

AREA:

Main Floor Warehouse: 1,200 sq. ft.
Second Floor Office: 814 sq. ft.
Total: 2,014 sq. ft.

FEATURES:

MAIN FLOOR WAREHOUSE

- One (1) grade level front loading door
- One (1) washroom
- Three phase 100 amp power
- Excellent lighting
- 10' to 19' clear ceiling heights in Rear

SECOND FLOOR OFFICE

- Two (2) private offices
- Boardroom
- Excellent lighting system
- Kitchenette
- One (1) washroom
- T-bar ceiling

PARKING:

Three (3) parking stalls including loading area

STRATA FEE:

\$1.75 per sq. ft. plus GST (or) \$294.00 per month plus GST

PROPERTY TAX:

\$7.07 per sq. ft. plus GST (or) \$1,186.58 per month plus GST (2024)

LEASE RATE:

\$21.00 per sq. ft. plus GST (or) \$3,524.50 per month plus GST

SALE PRICE:

\$1,249,000.00

AVAILABLE:

Immediately

