

FOR SALE

408 EAST KENT AVENUE SOUTH

PRIME SOUTH VANCOUVER INDUSTRIAL OWNER-USER/INVESTMENT OPPORTUNITY





THE OPPORTUNITY

Corbel Commercial is pleased to present the opportunity to acquire unit 107 at 408 East Kent Avenue South. A well-configured industrial strata unit located within the highly sought-after Foreshore Business Park in South Vancouver. The property totals 2,096 SF, offering an efficient balance of warehouse and office space suited for owner-users or investors seeking functional industrial accommodation in a supply-constrained market. The unit features grade-level loading, 20-foot clear warehouse ceiling height, three-phase power, and two washrooms, making it suitable for a wide range of light industrial, service, and distribution users. Built in 2006, the property offers modern construction standards with strong utility infrastructure rarely available in smaller-format strata units.

THE FEATURES



20 ft. clear warehouse ceiling height



One grade-level loading door



Three-phase power



Two washrooms



3 designated parking stalls



Functional warehouse and office layout



Located within Foreshore Business Park

SALIENT FACTS

Civic Address

107 - 408 East Kent Avenue South, Vancouver BC

Strata Lot Size¹

Warehouse: 1,398 SF (Approx.)

Office: 698 SF (Approx.)

Total: 2,096 SF (Approx.)

Zoning

M-2 (Industrial)

PID

026-617-684

Legal Description

STRATA LT 7, PLN BCS1764, DL 313, GP 1, NWLD

Strata Fee

\$368.97/month

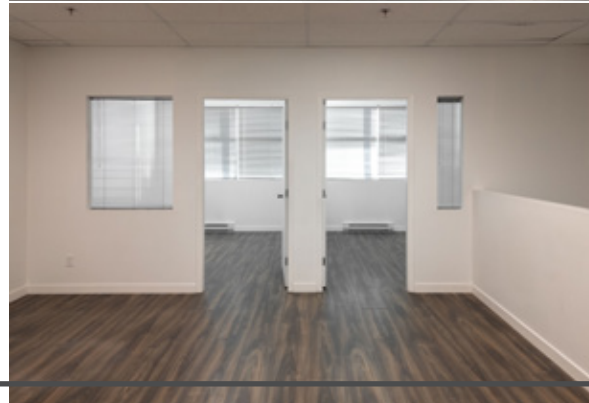
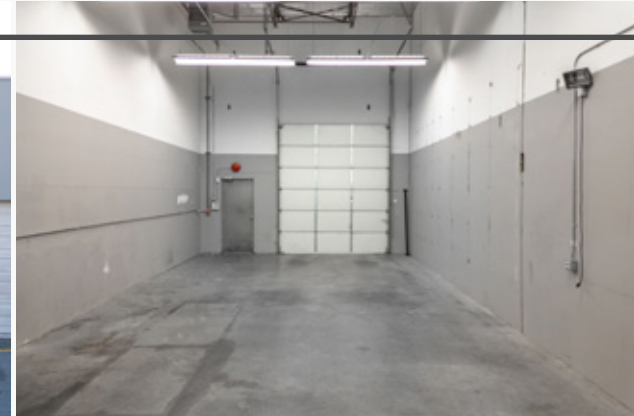
Property Tax

\$14,927.30 (2026)

Asking Price

\$1,250,000.00

¹All sizes are approximate and subject to verification.



THE LOCATION

The subject property is situated in Foreshore Business Park, one of South Vancouver’s most established and in-demand industrial nodes. Located between Main Street and Fraser Street, the property provides excellent access to SE Marine Drive, Knight Street, and Oak Street, allowing for efficient connectivity throughout Metro Vancouver.

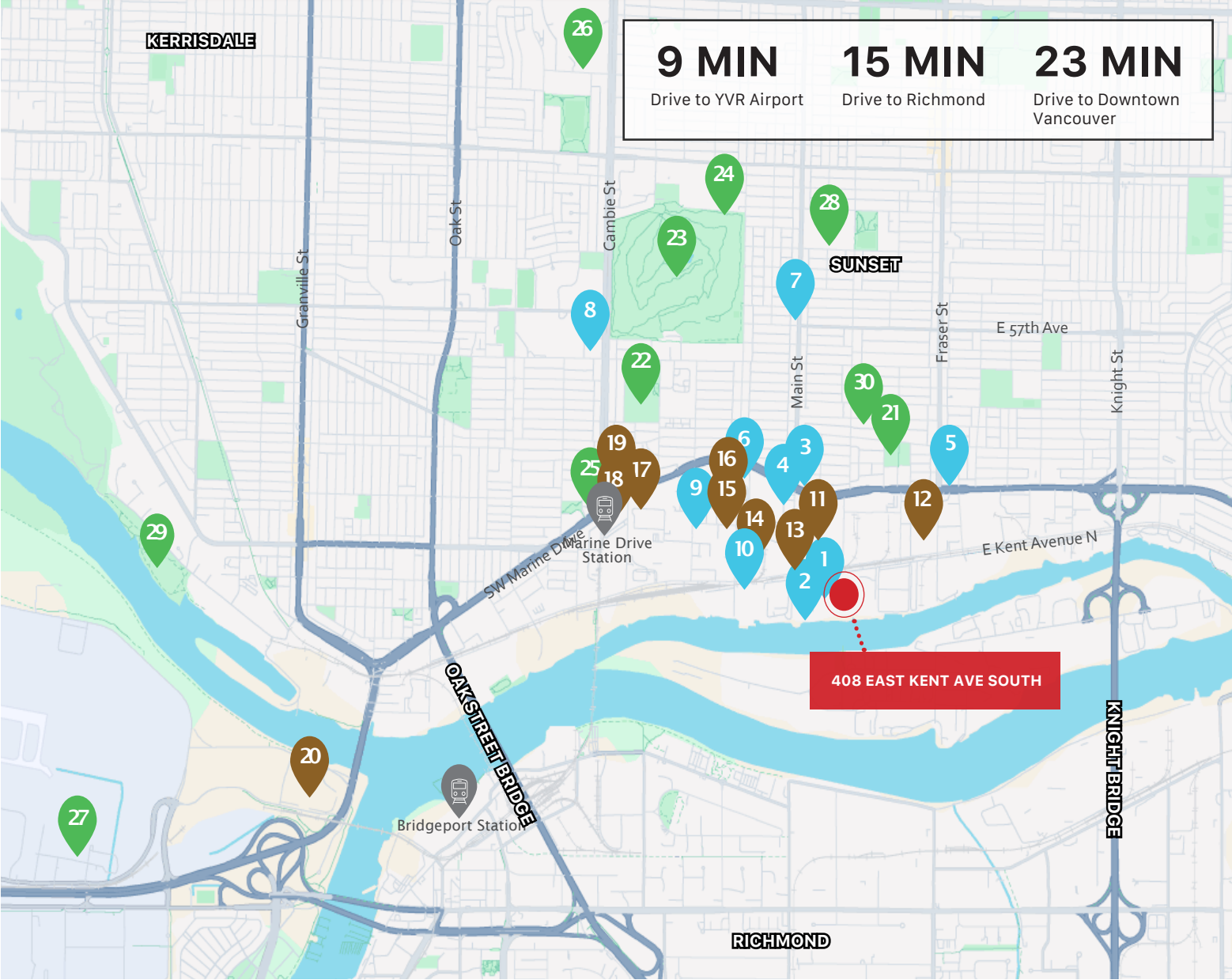
The location offers convenient access to Downtown Vancouver, YVR Airport, and major transportation corridors including Highway 99 and Highway 91, making it ideal for businesses requiring strong regional and logistical connectivity. Nearby amenities and services further enhance the appeal for owner-operators and employees alike.



Oakridge Park



Marine Gateway



DINING + CAFÉ

1. CuppaJoe
2. Kafka’s Roastery
3. Hi Five Chicken
4. Triple O’s
5. Tim Hortons
6. Wendy’s
7. Original Tandoori Kitchen
8. Cafe Algan
9. Bendick’s Ice Cream Factory
10. Mink Chocolates Factory and Cafe

BUSINESSES + SERVICES

11. Joe Fresh
12. Toyota
13. Coast Appliances
14. Seaborn
15. Canadian Tire
16. Best Buy
17. Kia
18. Marine Gateway
19. VSalon
20. McArthurGlen Designer Outlet

AMENITIES

21. George Park
22. Winona Park
23. Langara Park
24. Langara College
25. Marpole Community Hub
26. Oakridge Park
27. YVR Airport
28. Sunset Community Centre
29. Fraser River Park
30. Pierre Elliott Trudeau Elementary School

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