

Parcel 6

**3695 Grandview Hwy.
2755 Boundary Rd.**

Situated at the corner of Grandview Highway and Boundary Road, this property offers 600 feet of prime exposure at one of Vancouver's most visible intersections and is just west of the Highway 1 entrance. The property is currently leased to two tenants and includes a 19,584 sf showroom, office, and warehouse building on the south side, as well as a 10,607 sf warehouse building on the north side.

Address	3695 Grandview Hwy & 2755 Boundary Rd Vancouver, BC V2M 2G7
PID	003-388-221
Legal Description	LOT 4 BLOCKS B AND C SOUTH 1/2 OF SECTION 39 TOWN OF HASTINGS SUBURBAN LANDS PLAN 9384 EXCEPT PLAN BCP51011
Gross Land Area	1.88 acres
Gross Leasable Area	30,191 sf
Tenants	Iron Age Manufacturing and Impact Office Furnishings*
Zoning	<u>I-2 (Industrial)</u> ↗
Property Taxes (2025)	\$301,907
Policy Plan	<u>Still Creek Employment</u> ↗
Asking Price	\$25,000,000

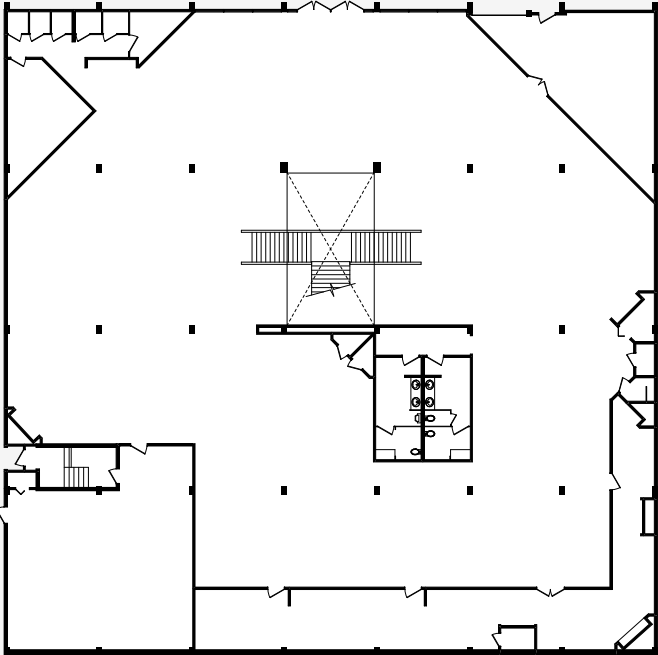
*Lease details can be found in the data room upon signing a Confidentiality Agreement



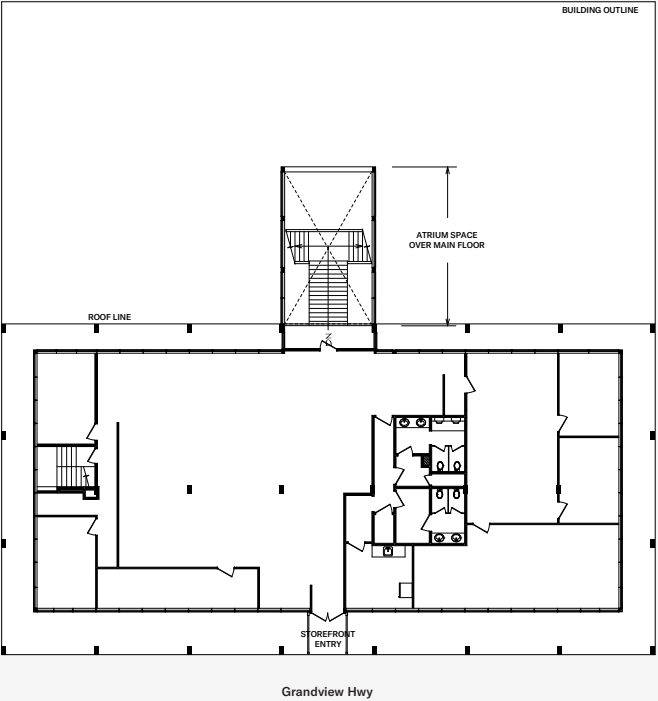
3695 Grandview Hwy.
Floorplans

Total Building Area 19,584 sf

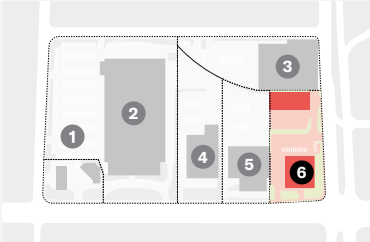
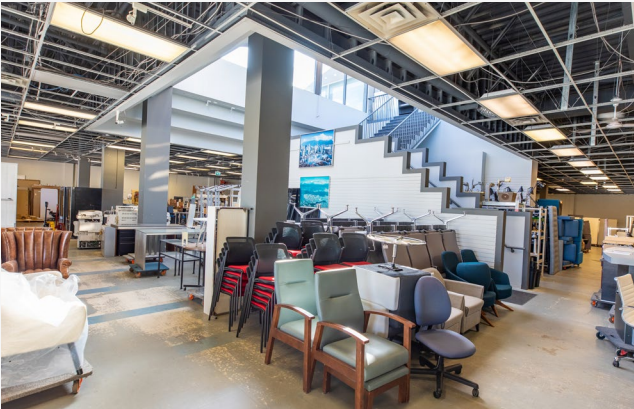
Main Level



Second Level (Storefront Entry)



3695 Grandview Hwy.
Images

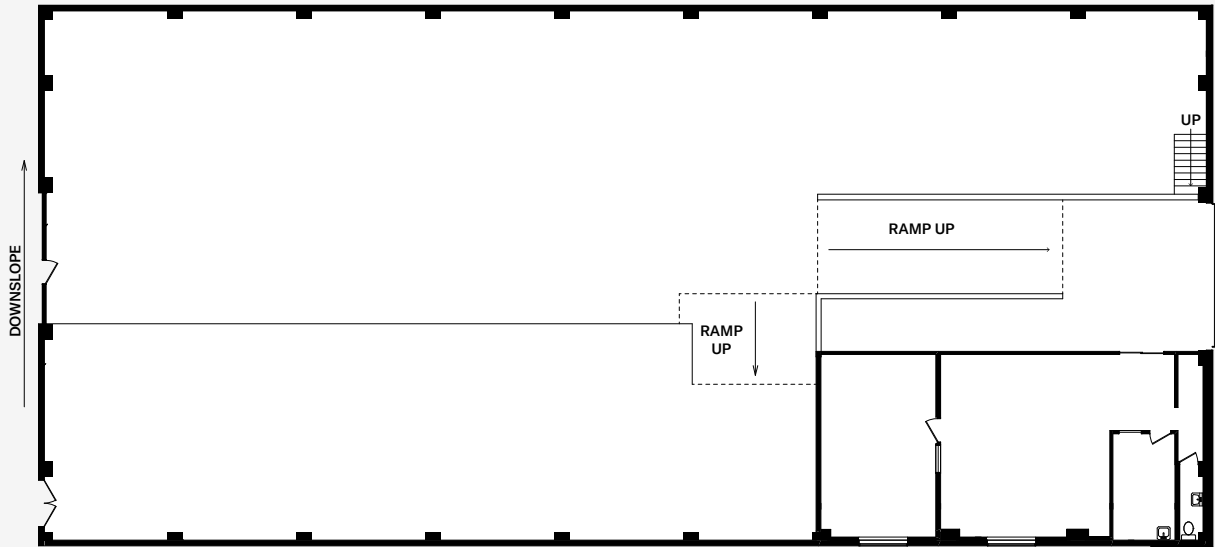




2755 Boundary Rd.
Floorplan

Total Building Area 10,607 sf

Main Level



Boundary Rd



2755 Boundary Rd.
Images



AVISON
YOUNG

Marcus & Millichap

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