

Parcel 5

3645 Grandview Hwy.

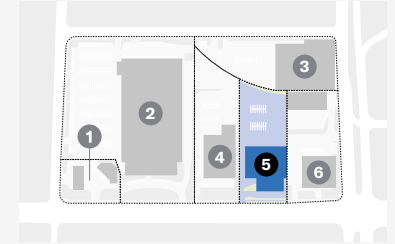
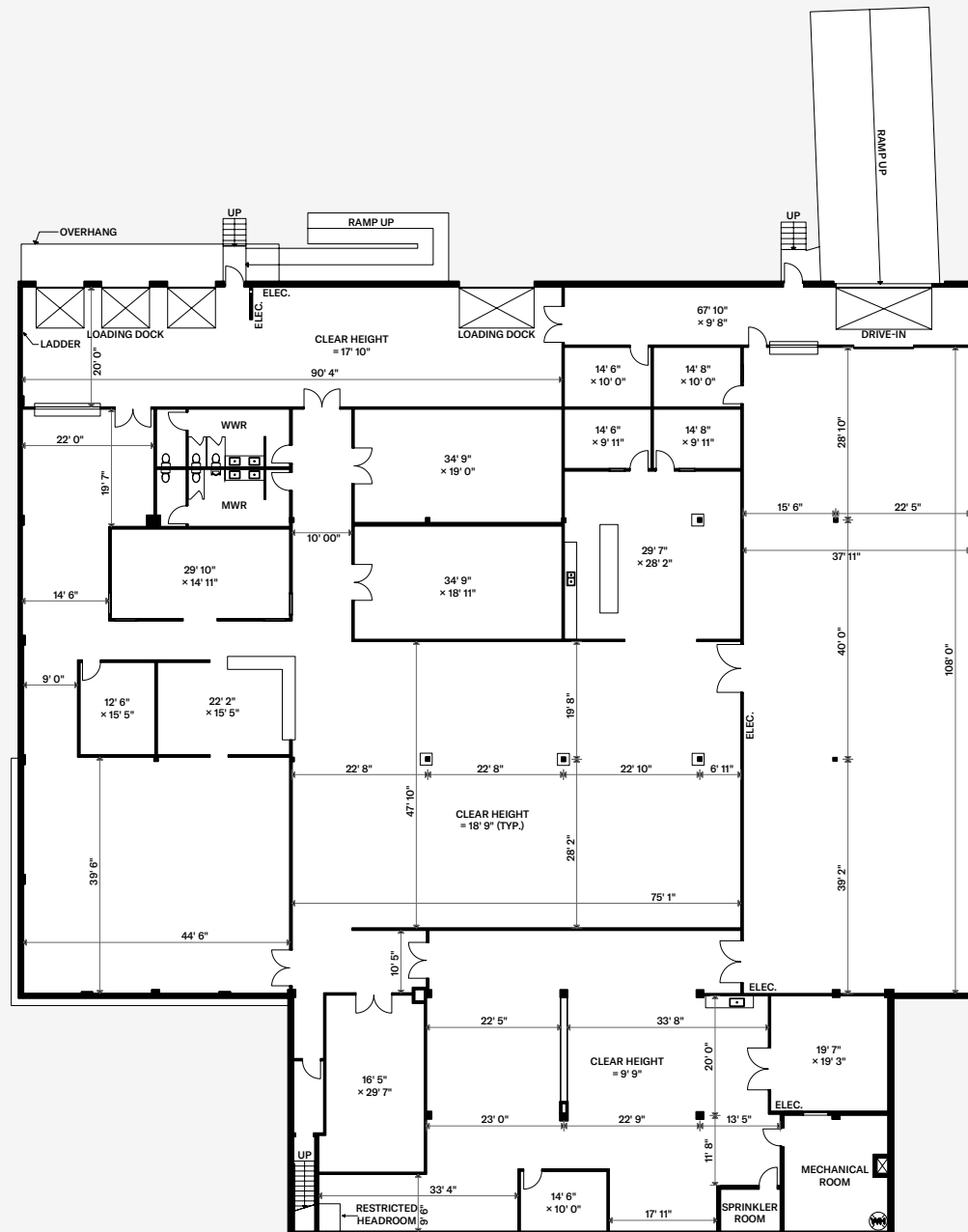
Exclusive opportunity to acquire a freestanding industrial, production, and office property with 200 feet of prime exposure to Grandview Highway and immediate access to the Highway 1 entrance. The building features fully improved offices, versatile production space, expansive warehouse areas, four dock-level loading doors, one grade-level loading door, and stunning views of the North Shore Mountains.

Address	3645 Grandview Hwy Vancouver, BC V2M 2G7
PID	009-679-596
Legal Description	LOT 3 BLOCKS B AND C SOUTH 1/2 OF SECTION 39 TOWN OF HASTINGS SUBURBAN LANDS PLAN 9384 EXCEPT PLAN BCP51011
Gross Land Area	2.00 acres
Gross Leasable Area	31,210 sf
Tenant	Keslow Camera*
Zoning	I-2 (Industrial) ↗
Property Taxes (2025)	\$306,520
Policy Plan	Still Creek Employment ↗
Asking Price	\$23,500,000

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



Main Level (Warehouse)





3645 Grandview Hwy. Images

