

FOR SALE/LEASE

Reduced
Price!

Units 122, 123 & 124

408 East Kent Avenue South

VANCOUVER, BC



8,244 SF Industrial Strata Units with Food Processing
Improvements Located in South Vancouver

CBRE

THE
INDUSTRIAL
SPECIALISTS

Opportunity to purchase 8,244 SF of warehouse space with grade loading in South Vancouver.

Property Details

PROPERTY SIZE	8,244 SF
LOADING DOORS	3 Grade Doors
CEILING HEIGHT	8 ft. - 19 ft.
ZONING	M-2
PROPERTY TAXES	\$14,190.90
STRATA FEES (2024)	\$1,106.91
YEAR BUILT	2006
BASIC RENT	\$19.95 PSF
ADDITIONAL RENT	\$7.55 PSF
ASKING PRICE	\$4,286,800 (\$520 PSF) \$4,122,000 (\$500 PSF)

*All areas are approximate and to be confirmed by the purchaser.

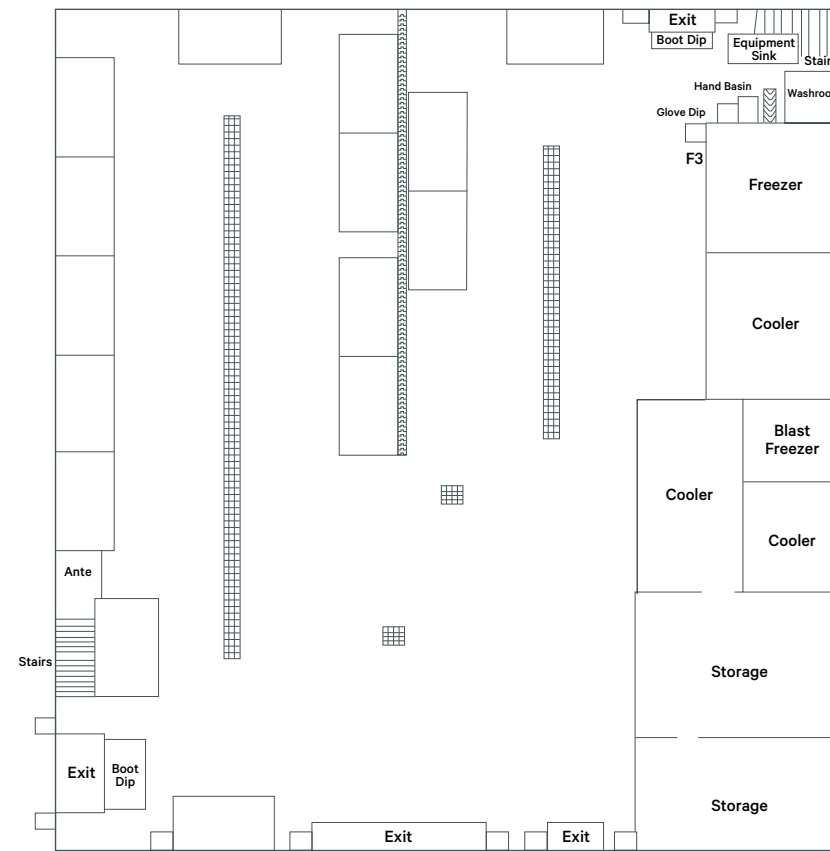
Unit Features

- Fully improved for fish processing & food processing end user
 - 1 x freezer
 - 1 x blast freezer
 - 3 x coolers
 - Floor drains
 - Epoxy floors
- Well maintained office
- Located in the highly sought-after Foreshore Business Park

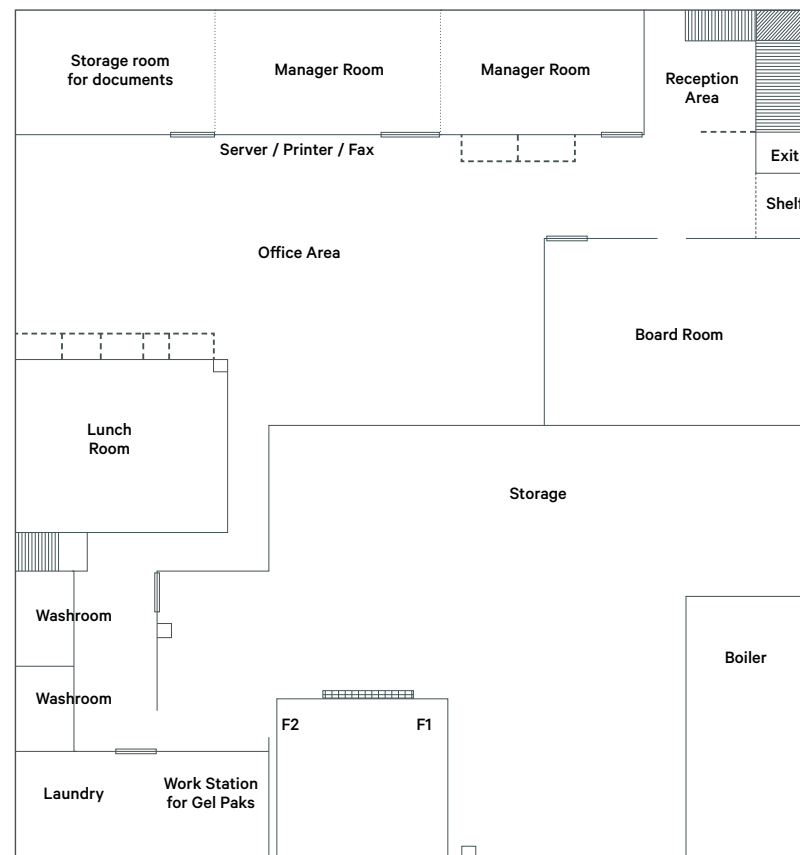
Floor Plan

*Floorplan not to scale

MAIN FLOOR



SECOND FLOOR



5

Minutes to Highway 99

5

Minutes to Knight Street Bridge

10

Minutes YVR Airport

20

Minutes to Downtown Vancouver



Convenient Access to Highway 91 & Metro Vancouver



Bus Routes Near Property



DOWNTOWN VANCOUVER

VANCOUVER

East Kent Avenue N

SUBJECT PROPERTY

LOCATION OVERVIEW

Located in the heart of South Vancouver's industrial market, the Property offers unparalleled access to major transportation routes, including SE Marine Drive, Oak Street, and Knight Street. Its proximity to YVR airport and nearby retail and service amenities, such as Marine Gateway and the 26 SW Marine Drive Commercial development, make it an attractive location for trucking and transportation companies. The area is also poised for growth with the proposed Marine Gateway 2 mixed-use project, which will bring new energy and opportunities to the surrounding community.

CONNECT WITH US FOR MORE INFORMATION

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