

**153 - 901 EAST KENT AVENUE NORTH, VANCOUVER**  
BRAND NEW INDUSTRIAL STRATA COMPLEX

**FOR  
SALE**



**WILLIAM | WRIGHT**

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**153 - 901 EAST KENT  
AVENUE NORTH,  
VANCOUVER**

**Brand New Warehouse**

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**26' Clear Ceiling Heights**

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**End of Trip Facilities**

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**2 Designated Parking Stalls**



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## **OVERVIEW**

William Wright is excited to introduce an opportunity to acquire 2,742 square feet of warehouse space with high ceilings in a brand-new industrial strata complex in South Vancouver. This unit is comprised of 1,908 square feet of ground floor warehouse space and an additional 834 square feet of mezzanine space. The modern exterior design features a contemporary storefront and abundant natural light through expansive glazing.

Prospective purchasers also have the option to acquire the neighbouring unit for a more extensive, contiguous warehouse area totalling 5,472 square feet.



## BUILDING BREAKDOWN

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Warehouse — 1,908 SQFT

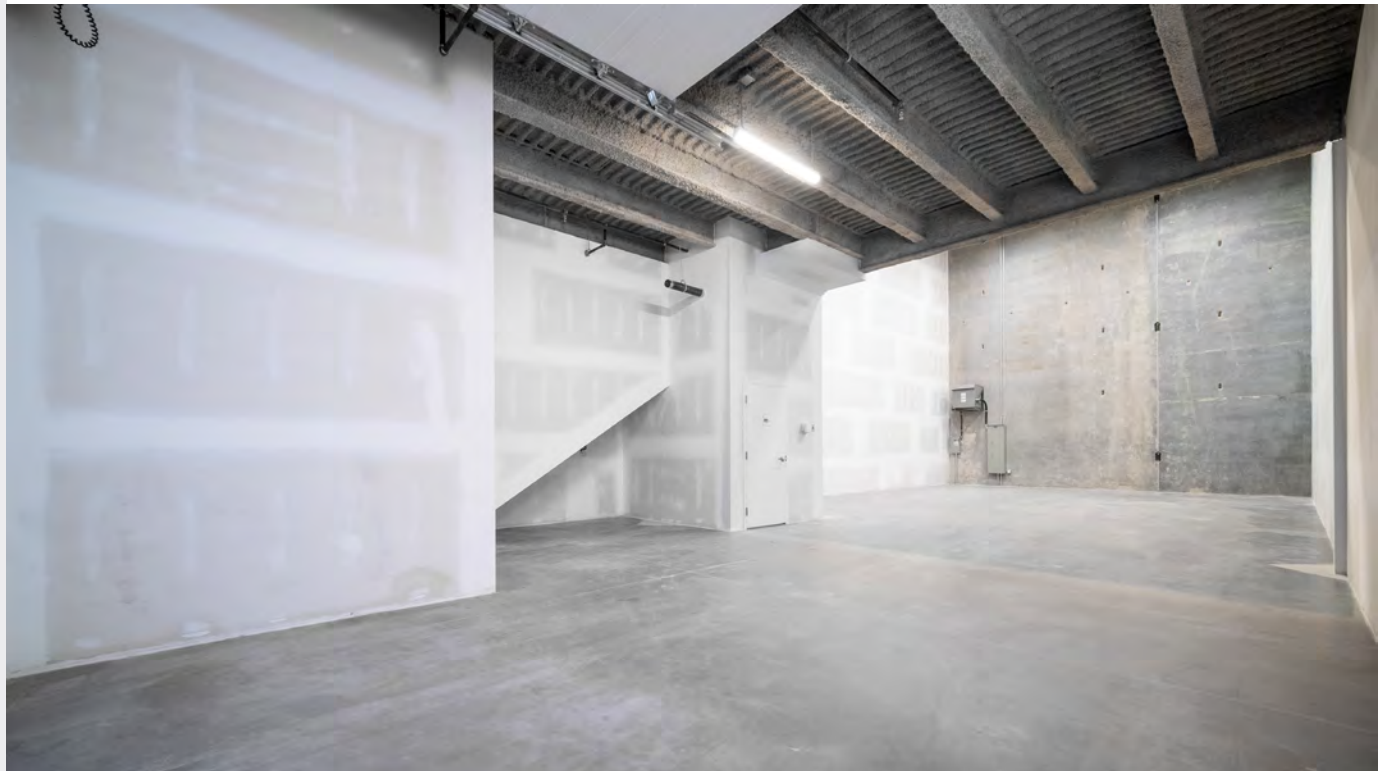
Mezzanine — 834 SQFT

Total — 2,742 SQFT

## BUILDING FEATURES

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- One (1) grade level loading doors
- 12' (h) x 10' (w)
- 26' clear ceiling heights
- Two (2) designated parking stalls
- ESFR sprinklers
- One (1) handicap accessible washroom
- on main floor
- LED lighting
- Skylights in warehouse
- One (1) 200 amp, 208/120 volt, 3-phase electrical panel
- Heavy floor load capacity (350 lbs/sf)
- End of trip facilities on site
- Clear sealant applied to concrete ground floors
- HVAC rooftop units dropped into the mezzanine areas



## SALIENT FACTS

### SIZE

+/- 2,742 SQFT

### PARKING

2 Stalls

### ZONING

I-2 (General Industrial)

### STRATA FEES

\$626.31

### PID

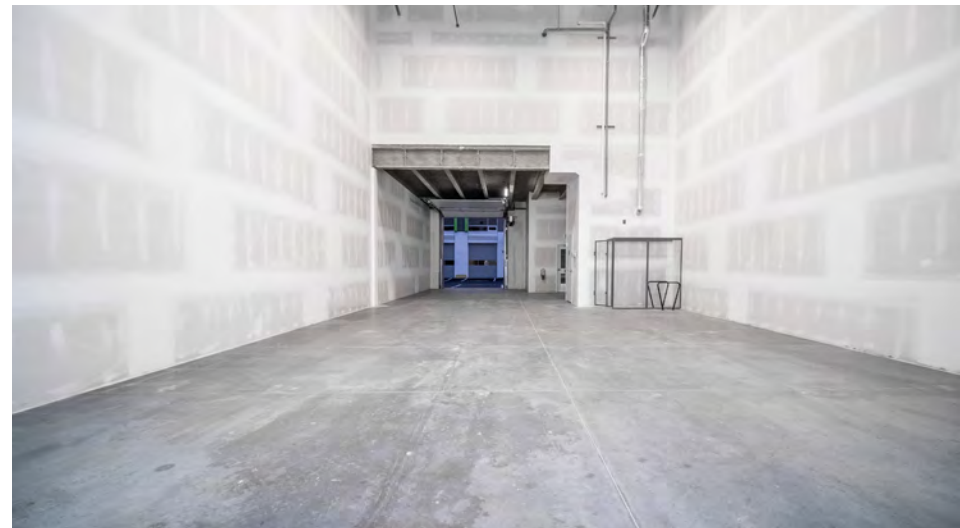
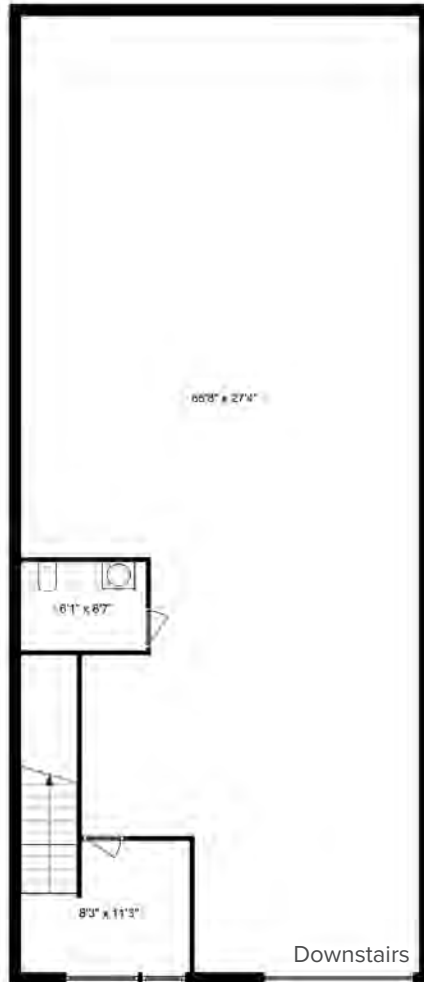
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### LEGAL DESCRIPTION

LOT 4 BLOCK Y DISTRICT LOT 327 GROUP  
1 NEW WESTMINSTER DISTRICT PLAN  
LMP25436

### PRICE

\$1,919,400





# AMENITIES

## Restaurants + Cafes

- + Bendick's Ice Cream
- + Factory Ice Cream Outlet
- + Dosa Corner
- + Dublin Crossing - Vancouver
- + Hi Five Chicken
- + JAPADOG (South Vancouver)
- + McDonald's
- + Neptune Palace Seafood Restaurant (Vancouver)
- + Panago Pizza
- + Pho Zen Vietnamese Cuisine
- + Starbucks
- + Subway
- + Triple O's
- + Wendy's
- + Win Win Chick-N

## Parks & Schools

- + George Park
- + Winona Park
- + Pierre Elliott Trudeau Elementary School

## Services

- + BMO Bank of Montreal
- + Chevron
- + Esso
- + Esso Car Wash
- + Fitness World
- + Mr. Lube + Tires
- + Petro-Canada
- + Scotiabank
- + Superstore Gas Bar

## Retail

- + 7-Eleven
- + Best Buy
- + Canadian Tire
- + Granville Toyota
- + Kal Tire
- + Loblaw Pharmacy
- + Lordco Auto Parts
- + Marine Chrysler Dodge Jeep Ram
- + Marine Gateway
- + Marshalls
- + Real Canadian Superstore
- + Shoppers Drug Mart
- + Sleep Country Canada
- + T&T Supermarket
- + Winners



SUBJECT PROPERTY DISTANCES	
MARINE DRIVE STATION	3 MIN DRIVE
YVR AIRPORT	10 MIN DRIVE
DOWNTOWN VANCOUVER	20 MIN DRIVE
KNIGHT STREET BRIDGE	3 MIN DRIVE
OAK STREET BRIDGE	8 MIN DRIVE

## LOCATION

Conveniently situated close to the Knight Street Bridge within Vancouver's southern industrial sector, this property enjoys proximity to SE Marine Drive, Main Street, Oak Street, and Knight Street. This strategic location offers excellent connectivity to various major trucking routes, convenient arterial access, and closeness to YVR. The surrounding area is rich in retail and service amenities, featuring prominent locations such as Marine Gateway, 26 SW Marine Drive Commercial Development, and the planned Marine Gateway 2.

## FOR MORE INFORMATION CONTACT

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